Development Projects

in the Central Core Area

January 1990

City of Toronto
Planning &
Development
Department

Volume 14

Cover Illustration

Metro Hall
Located on King Street West adjacent to Roy Thomson Hall, the new corporate headquarters for the Municipality of Metropolitan Toronto will provide a 24-storey office tower based on three public floors accommodating the Council Chambers and meeting rooms, reference library, public service centre, daycare and cafeteria.
Metro Hall is flanked by a development for Marathon Realty Company Limited which includes two, 15-storey buildings and a public park above a retail concourse, parking and garage.

Brisbin Brook Beynon Architects

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Planning &
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Department

Robert E. Millward
Commissioner

$10

90-06757/

Development Projects in the Central Core Area

This publication provides information on the characteristics and location of all major development projects currently proposed or under construction in the Central Core area of the City of Toronto. Only projects containing six or more dwelling units or 1 000 square metres or more of non-residential floor area are included. Projects listed in this publication span the development control process from the point of application, through approval to construction.

Project data are based on information provided on applications for Development Review (which covers all projects in the Central Core) and applications for rezoning or Official Plan Amendment and include any subsequent revisions made to original proposals. The Central Core Area is subject to Development Control By-law No. 239-86. This publication does not include applications for exemption from holding bylaws on the Railway Lands or other portions of the Central Core.

Please note that Development Projects in the Central Core Area is not a legal document and is provided for general information only. Zoning information should be verified by the Chief Building Official of the Buildings and Inspections Department (416) 392-7600.

Further information on projects contained in this report can be obtained from the planner whose name is identified on each project data sheet or by contacting Robert Kwan of the Research and Information Section (416) 392-7185.

This publication will be updated every six months and can be purchased for $10.00 from the Resource Centre on the Main Floor of City Hall (416) 392-7410.

A wall-size display map showing the location of all projects identified in this publication can be obtained at a cost of $10.00 from the Graphics and Communications Section of the Planning and Development Department (416) 392-7371.

Glossary

Appl.	Application
C. of A.	Committee of Adjustment
Dev. Agree.	Development Agreement
F.D.	Financial District
Floor Area	Includes all floor areas above and below ground within the outside walls; only major components are listed
G.F.A.	Gross Floor Area
HDMCRA	High Density Mixed Commercial/Residential Area
HDRA	High Density Residence Area
LDMCRA	Low Density Mixed Commercial/Residential Area
LDRA	Low Density Residence Area
L.U.C.	Land Use Committee
MDMCRA	Medium Density Mixed Commercial/Residential Area
MDRA	Medium Density Residence Area
N/A	Not Applicable
Non-Residential Density	Excludes residential, below grade parking and utility uses from density calculation
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
Other	Miscellaneous Servicing areas, or unspecified by applicant
R	Residential
Residential Density	Residential use only (alternative to UPH)
sq.m.	Square Metres
Total Density	Combination of residential and non-residential density
UPH	Dwelling units per Hectare (10 000 square metres)

Development Projects in the Central Core Area - In Alphabetical Order

(Projects listed below are shown on the following Maps I, II, III)

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
Map I			
67-87 Avenue Road	mixed use	1.1	5
165-171 Avenue Road	office	1.2	23
1319 Bay Street	residential	1.3	82
55 Belmont Street	institutional	1.4	51
2 Bloor Street East (Hudson Bay-Plaza II complex)	residential, health club, retail	1.5, 1.6	14
31 Bloor Street East Yonge/Bloor Subway Station (includes: 2 Sultan Street, 20 Charles Street East, 20-30 Asquith Avenue, and 830 Church Street)	office, retail, housing, PAT garage	1.7	10
175, 227 Bloor Street East (Crown Life Phase 2)	office	1.8	6
300 Bloor Street East	mixed use	1.9	4
400 Bloor Street East	residential	1.10	17
403,407 Bloor Street East	mixed use	1.11	52
96, 100 Bloor Street West (University Theatre project)	hotel, movie theatre and retail	1.12	13
30-40 Charles Street E.,25-35 Hayden St.	residential	1.13	90
77, 79 Charles Street East	residential	1.14	78
80 Charles St. E. and 625 Church St.	mixed use	1.15	15
80, 88 Charles Street East	mixed use	1.16	24
63-77 Charles St. W.	residential, institutional	1.17	77
85 Charles Street West	residential	1.18	49
100-110 Charles Street West	hotel	1.19	35

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
29, 39, 45 Davenport Road (Stone Church)	mixed use	1.20	7
30 Hayden Street	residential	1.21	25
100 Huntley Street, 579, 581, 589 Jarvis Street (Confederation Life)	mixed use	1.22	31
460 Jarvis Street	mixed use	1.23	74
5, 11, 21 St. Joseph Street, 10 Phipps St., 9, 15 St. Nicholas St.	mixed use	1.24	19
50 St. Joseph Street (St. Michael's College lands)	residential, retail	1.25	1
1 St. Thomas Street 76, 78, 80 Charles St. W.	residential	1.26	21
16 St. Thomas Street (Windsor Arms Hotel)	hotel, residential	1.27	20
592 Sherbourne St.	hotel	1.28	112
15 Wellesley Street East	mixed use	1.29	43
22-24 Wellesley St. East	residential, office	1.30	36
40 Wellesley Street East	institutional	1.31	83
22, 24, 26 Wellesley Street West	mixed use	1.32	28
95 Wood Street	mixed use	1.33	18
717-731 Yonge Street, 23 Bloor St. E., 14 Hayden St.	office, retail	1.34	9
942 Yonge St.	residential, retail	1.35	101
11 Yorkville Avenue	mixed use	1.36	98
Map II			
604 Bay St.	bus terminal	2.1	110

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
636 Bay St., 70 Edward St.	residential	2.2	103
655 Bay Street (Minto)	mixed use	2.3	27
734, 740 Bay Street	residential	2.4,2.5	65
748 Bay Street	residential	2.6	41
767 Bay Street (College Park Commercial Phase 3)	office, retail	2.7	40
770 Bay Street	mixed use	2.8, 2.9	70
30 Bond St. (St. Michael's Hospital)	hospital	2.10	94
81 Bond Street	institutional	2.11	8
21 Carlton Street	mixed use	2.12	42
266 Church Street	mixed use	2.13	54
67 College Street (Red Cross Society)	office	2.14	53
76 Dundas Street East	residential, retail	2.15	54
1 Dundas Street West	office, retail, hotel	2.16, 2.17, 2.18	11
181-191 Dundas St. W. 63 Centre Ave.	mixed use	2.19	100
273 Dundas St. W.	mixed use	2.20	106
100 Edward St.	residential, retail	2.21	103
130 Elizabeth St.	bus terminal	2.22	110
50, 56 Gerrard Street East	mixed use	2.23	47
87 Gerrard St. E.	institutional	2.24, 2.25	63
33, 43 Gerrard Street West	hotel expansion	2.26	59
300 Jarvis Street	residential	2.27	45
314 Jarvis Street	office	2.28	46
30 Mutual Street 88 Queen Street East (whole block) (Cookes Church)	mixed use	2.29	81

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
81-87 Mutual Street	residential	2.30	50
60-100 Mutual Street	residential, retail	2.31	55
96 St. Patrick St.	apartment - hotel	2.32	102
121 St. Patrick Street	mixed use	2.33	107
222 St. Patrick Street	student residence	2.34	37
172-190 Simcoe Street	office	2.35	105
248 Simcoe Street	residential	2.36	93
434, 444, 454 University Avenue	office, retail	2.37	93
525 University Ave.	office, retail	2.38	32
555 University Avenue	hospital	2.39	61
600 University Avenue	hospital	2.40	111
620 University Avenue	hospital	2.41	72
277 Victoria Street	office	2.42	73
173-185 Yonge Street (Campeau Queen/Yonge)	office, retail	2.43	97
229 Yonge Street	office, retail	2.44	38
384-444 Yonge Street (Yonge Residential Liberties IV, V, VI)	mixed use	2.45	40
437, 441 Yonge Street	mixed use	2.46	68
Map III			
105 Adelaide Street West	office, retail	3.1	30
10 Bay Street (Waterpark Place Phase 2)	office, retail	3.2	3
159-199 Bay Street (BCE Place)	office, retail	3.3, 3.4	92
220 Bay Street	office, retail	3.5	44

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
222-232 Bay Street (Old Stock Exchange Building)	office, institutional	3.6	80
304, 320 Bay Street (Canada Permanent Mortage)	office	3.7	56
1 Church Street	parking garage	3.8	99
1, 1A Church Street	residential, retail, daycare	3.9	104
77-85 Front Street East	residential, office, retail	3.10	87
230 Front Street West (CBC Centre)	mixed use	3.11, 3.12	64
20, 60 Harbour Street and 30 Bay Street (World Trade Centre)	office, retail	3.13, 3.14	39
77, 99 Harbour Square	residential	3.15	66
37 King Street East	residential	3.16	22
70, 92 King Street East	mixed use	3.17	89
101 King Street East	mixed use	3.18	12
103-109 King Street East 139-151 King Street East (Equifund)	mixed use	3.19, 3.20	67
5 King Street West	residential	3.21	62
255, 275 King Street West (Metro Hall)	office, retail, art gallery	3.22	85
36 and 50 Lombard Street	residential	3.23	109
70 Lombard Street	residential, retail	3.24	76
77 Lombard Street	mixed use	3.25	26
127-129 Queen St. East	mixed use	3.26	57
123 Queen Street West	hotel	3.27	33
25 Richmond St. East	mixed use	3.28	86

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
85 Richmond Street West, 22 Sheppard Street (Richmond/Adelaide project)	office	3.29	16
73 Simcoe Street	residential, community service	3.30	34
7 Station Street	office, retail, pedestrian walkway	3.31	69
40 The Esplanade (Prudential Life)	mixed use	3.32	79
75 The Esplanade	office	3.33	88
180, 188 University Avenue (Zurich/Sun Life)	office, retail	3.34	91
73, 81 Victoria Street	office, retail	3.35	75
105 Victoria Street	mixed use	3.36	29
60 Wellington Street East	mixed use	3.37	84
120 Wellington Street West (Hong Kong Bank)	office	3.38	71
123, 125 Wellington Street West	residential, retail	3.39	58
10 Yonge Street (World Trade Centre)	mixed use	3.40	39
85-107 Yonge Street (One Financial Place)	office, retail	3.41	95
100 Yonge Street	office, retail	3.42	60
110 Yonge Street.	office, retail	3.43	108
126-130 Yonge Street 16-26 Adelaide Street West (Bay/Adelaide project)	office, retail	3.44	2
141-149 Yonge Street (Yonge Richmond Centre)	office, retail	3.45, 3.46	96
163-171 Yonge Street (Confederation Life)	mixed use	3.47	48

Development Projects in the Central Core Area - In Map Reference No. Sequence

Map Reference Number	Page Number	Address and Convenience Name	Proposed Use
1	1.25	50 St. Joseph Street (St. Michael's College lands)	mixed use
2	3.44	126-130 Yonge Street, 16-26 Adelaide St. W. (Bay/Adelaide project)	office, retail
3	3.2	10 Bay Street (Waterpark Place Phase 2)	office, retail
4	1.9	300 Bloor Street East	mixed use
5	1.1	67-68 Avenue Road	mixed use
6	1.8	175,227 Bloor Street East (Crown Life Phase 2)	office
7	1.20	29,39,45 Davenport Road (Stone Church)	mixed use
8	2.11	81 Bond Street	institutional
9	1.34	717-731 Yonge Street	office, retail
10	1.7	31 Bloor Street East Yonge/Bloor Subway Station (includes: 2 Sultan St., 20 Charles St., 20-30 Asquith Ave., and 830 Church St.)	office, retail, housing, PAT
11	2.16,2.17, 2.18	1 Dundas Street West	office, hotel
12	3.18	101 King Street East	mixed use
13	1.12	96,100 Bloor Street West (University Theatre project)	hotel, movie, theatre, retail
14	1.5,1.6	2 Bloor Street East (Hudson Bay-Plaza II complex)	residential, retail, health club
15	1.15	80 Charles St. E., 625 Church St.	mixed use
16	3.29	85 Richmond St. W., 22 Sheppard St. (Richmond/Adelaide project)	office
17	1.10	400 Bloor Street East	residential

Map Reference Number	Page Number	Address and Convenience Name	Proposed Use
18	1.33	95 Wood Street	mixed use
19	1.24	5, 11 St. Joseph Street	mixed use
20	1.27	16 St. Thomas Street	hotel, residential
21	1.26	1 St. Thomas Street 76, 78, 80 Charles St. W.	residential
22	3.16	37 King Street East	residential
23	1.2	165-171 Avenue Rd.	office
24	1.16	80 Charles Street East	mixed use
25	1.21	30 Hayden Street	residential
26	3.25	77 Lombard Street	mixed use
27	2.3	655 Bay Street (Minto)	mixed use
28	1.32	22,24,26 Wellesley Street West	mixed use
29	3.36	105 Victoria Street	mixed use
30	3.1	105 Adelaide Street West	office, retail
31	1.22	100 Huntley Street 579,581,589 Jarvis Street (Confederation Life)	mixed use
32	2.38	525 University Avenue	office, retail
33	3.27	123 Queen Street West	hotel
34	3.30	73 Simcoe Street	residential
35	1.19	100-110 Charles Street West	hotel
36	1.30	22-24 Wellesley Street East	mixed use
37	2.34	222 St. Patrick Street	student residence
38	2.44	229 Yonge Street	office, retail
39	3.13, 3.14	20,60 Harbour St., 30 Bay St. (World Trade Centre)	office , retail

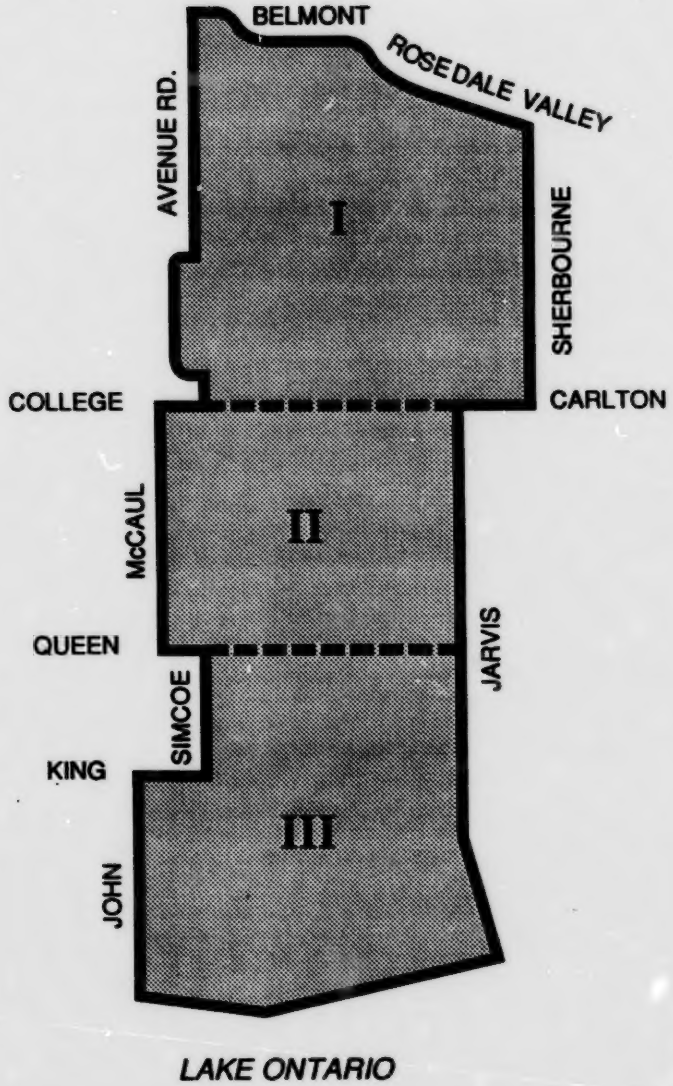
Map Reference Number	Page Number	Address and Convenience Name	Proposed Use
39	3.40	10 Yonge St. (World Trade Centre)	mixed use
40	2.7	767 Bay Street (College Park Commercial Ph. 3)	office, retail
40	2.45	384-444 Yonge St. (Yonge Residential Liberties IV, V, VI)	mixed use
41	2.6	748 Bay Street	residential
42	2.12	21 Carlton Street	mixed use
43	1.29	15 Wellesley Street East	mixed use
44	3.5	220 Bay Street	office, retail
45	2.27	300 Jarvis Street	residential
46	2.28	314 Jarvis Street	office
47	2.23	50,56 Gerrard Street East	mixed use
48	3.47	163-171 Yonge Street (Confederation Life)	mixed use
49	1.18	85 Charles Street West	residential
50	2.30	81-87 Mutual Street	residential
51	1.4	55 Belmont Street	institutional
52	1.11	403,407 Bloor Street East	mixed use
53	2.14	67 College Street (Red Cross Society)	office
54	2.13	266 Chruch Street	mixed use
54	2.15	76 Dundas Street East	residential, retail
55	2.31	60-100 Mutual Street	residential, retail
56	3.7	304, 320 Bay Street (Canada Permanent Mortgage)	office
57	3.26	127-129 Queen Street East	mixed use
58	3.39	123, 125 Wellington Street West	residential, retail

Map Reference Number	Page Number	Address and Convenience Name	Proposed Use
59	2.26	33, 43 Gerrard Street West	hotel
60	3.42	100 Yonge Street	office, retail
61	2.39	555 University Avenue	hospital
62	3.21	5 King Street West	residential, retail
63	2.24, 2.25	87 Gerrard Street East	institutional
64	3.11, 3.12	230 Front Street West (CBC Centre)	mixed use
65	2.4, 2.5	734, 740 Bay Street	residential
66	3.15	77, 99 Harbour Street	residential
67	3.19, 3.20	103-109 King St. E., 139-151 King St. E. (Equifund)	mixed use
68	2.46	437-441 Yonge Street	mixed use
69	3.31	7 Station Street	office, retail
70	2.8, 2.9	770 Bay Street	mixed use
71	3.38	120 Wellington St. W. (Hong Kong Bank)	residential, retail
72	2.41	620 University Avenue	hospital
73	2.42	277 Victoria Street	office
74	1.23	460 Jarvis Street	mixed use
75	3.35	73, 81 Victoria Street	office, retail
76	3.24	70 Lombard Street	residential, retail
77	1.17	63-77 Charles Street West	residential, institutional
78	1.14	77, 79 Charles Street East	residential
79	3.32	40 The Esplanade (Prudential Life)	mixed use
80	3.6	222, 232 Bay Street (Old Stock Exchange Building)	office

Map Reference Number	Page Number	Address and Convenience Name	Proposed Use
81	2.29	30 Mutual Street, 88 Queen Street East (Cookes Church)	mixed use
82	1.3	1319 Bay Street	residential
83	1.31	40 Wellesley Street East	institutional
84	3.37	60 Wellington Street East	mixed use
85	3.22	255, 275 King Street West (Metro Hall)	office, retail
86	3.28	25 Richmond Street East	mixed use
87	3.10	77-85 Front Street East	mixed use
88	3.33	75 The Esplanade	office
89	3.17	70, 92 King Street East	mixed use
90	1.13	30-40 Charles St. E., 25-35 Hayden St.	residential
91	3.34	180, 188 University Avenue (Zurich/Sun Life)	office, retail
92	3.3, 3.4	159-199 Bay Street (BCE Place)	office, retail
93	2.36	248 Simcoe Street	residential
93	2.37	434, 444, 454 University Avenue	office, retail
94	2.10	30 Bond Street (St. Michael's Hospital)	hospital
95	3.41	85-107 Yonge Street (One Financial Place)	office, retail
96	3.45, 3.46	141-149 Yonge Street (Yonge Richmond Centre)	office, retail
97	2.43	173-185 Yonge Street (Campeau Queen/Yonge)	office, retail
98	1.36	11 Yorkville Avenue	mixed use
99	3.8	1 Church Street	parking garage
100	2.19	181-191 Dundas Street West 63 Centre Avenue	mixed use

Map Reference Number	Page Number	Address and Convenience Name	Proposed Use
101	1.35	942 Yonge Street	residential, retail
102	2.32	96 St. Patrick Street	apartment-hotel
103	2.2	636 Bay St., 70 Edward St.	residential
103	2.21	100 Edward Street	residential, retail
104	3.9	1, 1A Church Street	residential
105	2.35	172-190 Simcoe Street	office
106	2.20	273 Dundas Street West	mixed use
107	2.33	121 St. Patrick Street	mixed use
108	3.43	110 Yonge Street	office, retail
109	3.23	36, 50 Lombard Street	residential
110	2.1	604 Bay Street	bus terminal
110	2.22	130 Elizabeth Street	bus terminal
111	2.40	600 University Avenue	hospital
112	1.28	592 Sherbourne Street	hotel

KEY MAP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SHERBOURNE
COLLEGE
CARLTON
McCAUL
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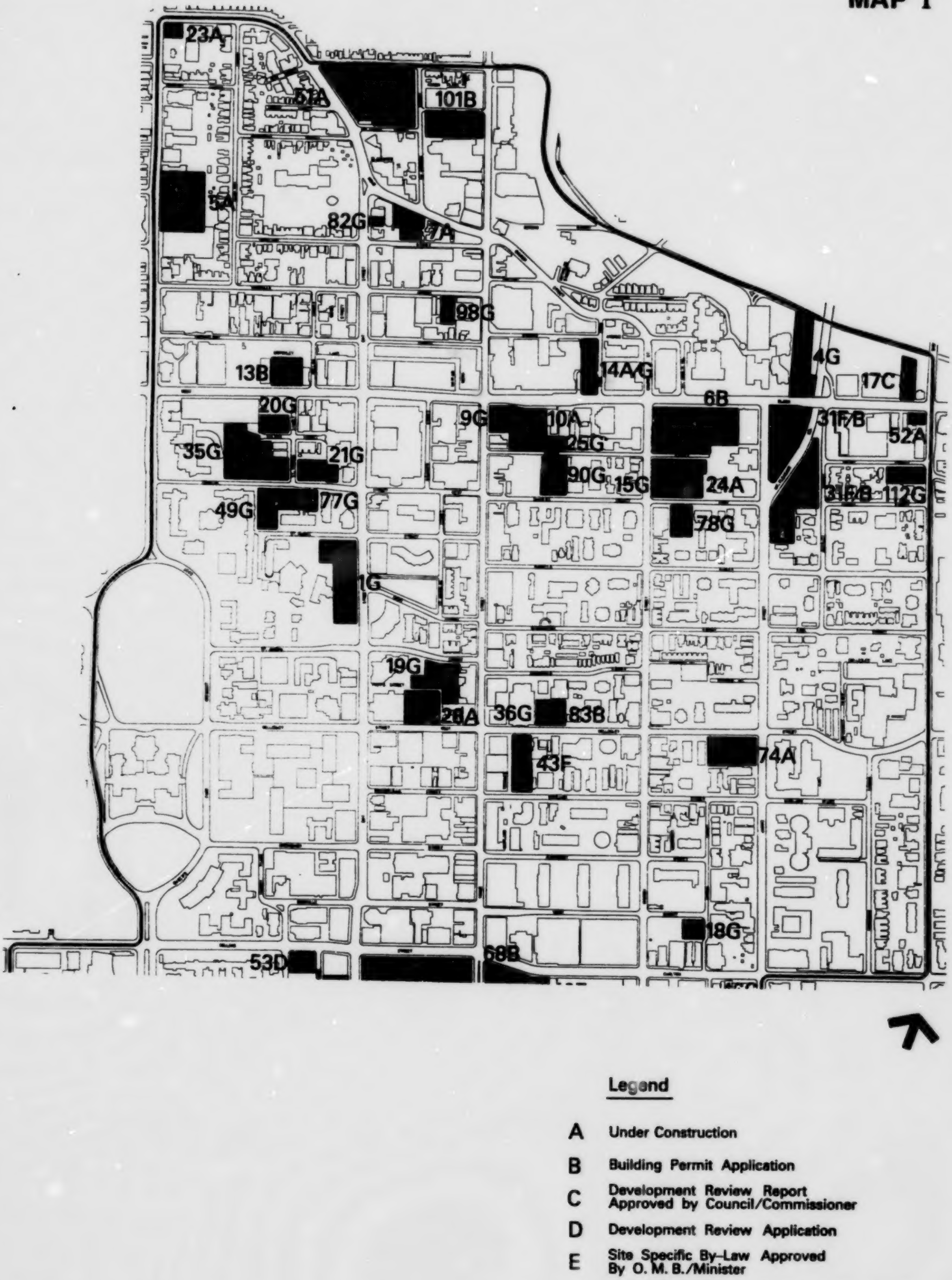
QUEEN
JARVIS
SIMCOE
KING
III
JOHN
LAKE ONTARIO

MAP I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4G
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20G
6B
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10A
31F/B
52A
35G
25G
21G
90G
15G
24A
31F/B
112G
49G
77G
78G
1G
19G
28A
36G
83B
43F
74A
18G
53D
68B

Legend

A Under Construction

B Building Permit Application

C Development Review Report
Approved by Council/Commissioner

D Development Review Application

E Site Specific By-Law Approved
By O. M. B./Minister

F Site Specific By-Law Approved By Council

G Rezoning and /or O.P.A. Application

Map Ref. No.: 5

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387004
Date of Application: January 6, 1987
Date of Revision: March 6, 1987

Confirmed Municipal Address: 67-87 Avenue Road
Nearest Intersection: e/s north of Bloor Street West

Project Description: Mixed use development comprising retail and residential uses connected to the Hazelton Lanes project.

Applicant	**Agent**	**Architect**
York Hannover Develop. Ltd.	Berridge Lewinberg	A.J.Diamond, Donald
2 First Canadian Place	800-133 Richmond W	Schmitt & Co.
864-0164	364-9004	2 Berkeley St.
		862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0
Site Specific Provision: 560-75
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 8 980.0 m2
Frontage: 110.4 m2
Depth: irregular

Height: Storeys: 7
Metres: 30.22

Ground Floor: 6 760.0 m2
Residential GFA: 12 792.0 m2
Non-Residential GFA: 15 545.0 m2
Total GFA: 28 337.0 m2

	Indoor	Outdoor
Parking Spaces:	293	

DWELLING UNITS

Tenure:	**Condo**
1 Bedroom:	30
2 Bedroom:	48
3 Bedroom:	2
Total:	80

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	12 792.0 m2	
Retail:	15 545.0 m2	
Other:	895.0 m2	
Parking & Loading:		14 042.0 m2

APPROVED DENSITY

Residential Density: 1.42
Non-Residential Density: 1.73
Total Density: 3.15

COMMENTS

Status: Under construction
Data Valid: December 31, 1989
Planner: Rollin Stanley
Phone: 392-7355/0420

Map Ref. No.: 23

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387092/389063
Date of Application: April 13, 1987
Date of Revision: April 28, 1989

Confirmed Municipal Address: **165,169,171 Avenue Road**
Nearest Intersection: s/e corner of Avenue Rd. & Davenport Rd.

Project Description: Six-storey office building with grade-related retail

Applicant	**Agent**	**Architect**
Dakotaland Corp.	Stone, Kohn, McQuire, Vogt	same as agent
65 Queen Street West	400-100 Front. St. E.	
362-6399	363-3000	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 14.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5 744.0 m2 (Phases I & II)
Site Area: 808.4 m (Phase II)
Frontage: 25.9 m
Depth: irregular

Height: Storeys: 6 + 2 basements
Metres: 22.1

Ground Floor: 619.0 m2
Residential GFA: 3 903.0 m2
Total GFA: 3 903.0 m2

	Indoor	Outdoor
Parking Spaces:	29	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	3 638.8 m2	
Retail:	264.2 m2	
Parking & Loading:		1 472.4 m2
Utilities:	320.0 m2	

APPROVED DENSITY

Non-Residential Density: .6
Total Density: .6

COMMENTS

Phase II of application 385129, 225 Davenport Rd. Density measured in relation to combined site for 165, 169, 171 Avenue Rd. (application #387092) and 225 Davenport Rd. (application #385129)

Status: Under construction
Data Valid: December 31, 1989
Planner: Rollin Stanley
Phone: 392-7355/0420

Map Ref. No.: 82

APPLICATION

Development Review:	x	Application Number:	388194
Rezoning:		Date of Application:	October 12, 1988
O.P.A.:		Date of Revision:	

Confirmed Municipal Address: 1319 Bay St.
Nearest Intersection: east side of Bay St., north of Scollard St.

Project Description: A 12 storey apartment building with below grade parking

Applicant	**Agent**	**Architect**
B.R.L. Realty Ltd.	A.J. Diamond, Donald Schmitt & Co. Arch.	same as agent
5905 Campus Road	2 Berkeley St.	
676-1293	862-8800	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL1.5U250
Height Limit:	30.5 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	444.8 m2	Height:	Storeys: 12 + basement	
Frontage:	18.1 m		Metres: 30.5	
Depth:	24.8 m			
			Indoor	Outdoor
Ground Floor:	230.0 m2	Parking Spaces:	16	3
Residential GFA:	4 300.3 m2	Loading Docks:		
Total GFA:	4 300.3 m2			

DWELLING UNITS

Tenure:	**Condo**
3+ Bedroom:	10
Total:	10

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	4 300.3 m2	
Parking & Loading:	69.7 m2	444.0 m2

PROPOSED DENSITY

Residential Density: 225 uph (9.7)   Total Density: 225 uph (9.7)

COMMENTS

Variances approved by OMB

Status: Applicant not proceeding at present.
Data Valid: December 31, 1989   Planner: Rollin Stanley   Phone: 392-7355/0420

Map Ref. No.: 51

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389080
Date of Application: April 20, 1989
Date of Revision:

Confirmed Municipal Address: **55 Belmont Street**
Nearest Intersection: south side at Davenport Rd.

Project Description: To build a 5 storey addition to existing home for the aged building

Applicant	**Agent**	**Architect**
Belmont House 55 Belmont St. 964-9231	Montgomery & Sisam 81 A Front St. E. 364-8079	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: R.4 Z.4
Height Limit: 18.0
Site Specific Provision: 599-78
Historical Status: yes
Site Plan Control: no

PROJECT INFORMATION

Site Area: 14 797.0 m2
Frontage: 174.6 m
Depth: irregular

Height: Storeys: 5 + basement
Metres:

Ground Floor: 4 380.0 m2
Residential GFA: 20 365.0 m2
Total GFA: 20 365.0 m2

	Indoor	Outdoor
Parking Spaces:		83
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Institutional:	17 651.0 m2	2 714.0 m2
Parking & Loading at grade:	1 927.7 m2	

APPROVED DENSITY

Residential Density: 1.4
Total Density: 1.4

COMMENTS

Status: Building Permit application
Data Valid: December 31, 1989
Planner: Rollin Stanley
Phone: 392-7355/0420

Map Ref. No.: 14

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1994
Date of Application: April 2, 1987
Date of Revision:

Confirmed Municipal Address: 2 Bloor Street East
Nearest Intersection: n/e corner of Bloor St E and Yonge St.

Project Description: Condominium tower and health club addition to Hudson Bay Complex

Applicant	**Agent**	**Architect**
Bramalea Limited 1867 Yonge Street 487-3861	same as applicant	Ziedler, Roberts 315 Queen St. W. 596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Section 11.22, By-law 971-88
Zoning District: CR L4.5 U350
Height Limit: 61.0
Site Specific Provision: 972-88
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 15 258.6 m2
Frontage: 198.1 m
Depth: irregular

Height: Storeys: 25 (above existing garage)
Metres: 89.5

	Indoor	Outdoor
Parking Spaces:	1 143	0

Ground Floor: 1 505.1 m2
Residential GFA: 26 900.0 m2
Non-Residential GFA: 1 250.0 m2
Total GFA: 28 150.0 m2

DWELLING UNITS

Tenure:	**Condo**
1 Bedroom:	103
2 Bedroom:	103
Total:	206

FLOOR AREA BREAKDOWN (addition only)

Land Use	**Above Grade**	**Below Grade**
Residential:	26 900.0 m2	
Recreational:	1 250.0 m2	

APPROVED DENSITY

Total Density (over entire site):

Commercial: 10.3
Residential: 3.0

COMMENTS

Status: Under construction
Data Valid: December 31, 1989

Planner: Tom Keefe

Phone: 392-7355/0074

Map Ref. No.: 14

APPLICATION

Development Review:	x	Application Number:	2133
Rezoning:	x	Date of Application:	November 8, 1988
O.P.A.:		Date of Revision:	

Confirmed Municipal Address: 2 Bloor St. East
Nearest Intersection: north east corner of Bloor St. and Yonge Streets

Project Description: Commercial additions.

Applicant	**Agent**	**Architect**
Bramalea Ltd. 1867 Yonge St. 487-3861	same as applicant	Zeidler Roberts 315 Queen St. W. 596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CRL4.5U350
Height Limit:	61.0
Site Specific Provision:	971-88 (OPA)
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	15 144.2 m2	Height:	Storeys: varies	
Frontage:	198.1 m			
Depth:	irregular			
			Indoor	Outdoor
Commercial addition GFA:	4 645.0 m2	Parking Spaces:	1 143 (existing)	

DWELLING UNITS

FLOOR AREA BREAKDOWN (Addition Only)

Land Use	**Above Grade**	**Below Grade**
Retail:	4 645.0 m2	

PROPOSED DENSITY

Residential Density:	3.0 x (over entire site)
Non-Residential Density:	10.3 x

COMMENTS

See also Rezoning 1994

Status: Being reviewed.
Data Valid: December 31, 1989 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 10

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387225
Date of Application: August 28, 1987
Date of Revision:

Confirmed Municipal Address: 31 Bloor Street East
Nearest Intersection: s/s east of Roy Square

Project Description: A 17 storey office building with grade related retail and subway access

Applicant	**Agent**	**Architect**
Bramalea Properties Ltd.	Beinhaker/Ir[illegible]ssoc.	same as agent
1867 Yonge Street	240 Richm[illegible]St. W.	
487-3861	597-0473	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA By-law 600-86
Zoning District: CR L4.5 U 350
Height Limit: 61.0 m
Site Specific Provision: 601-86
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3 298.2 m2
Frontage: 39.2 m
Depth: irregular

Height: Storeys: 17 + basement
Metres: 76.81

Ground Floor: 2 184.7 m2
Total GFA: 29 040.1 m2

	Indoor	Outdoor
Parking Spaces:	45	
Loading Docks:	1	3

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	27 188.9 m2	
Retail:	1 560.0 m2	
Transportation:	291.2 m2	621.0 m2
Services:	1 272.5 m2	
Parking & Loading:		1 873.0 m2

APPROVED DENSITY

Non-Residential Density: 8.8

Total Density: 8.8

COMMENTS

Proposal includes density transfer from 2 Sultan St., 20 Charles Street E., 20-30 Asquith Ave. and 830 Church St. permitted by By-law 601-86.

Status: Under construction
Data Valid: December 31, 1989
Planner: Tom Keefe
Phone: 392-7355/0074

Map Ref. No.: 6

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1985
Date of Application: February 19, 1987
Date of Revision:

Confirmed Municipal Address: **175 and 227 Bloor Street East**
Nearest Intersection: Bloor and Church Streets

Project Description: Phase 2 of Crown Life's office development

Applicant	**Agent**	**Architect**
Clico Properties Ltd.	Aird and Berlis	NORR
160 Bloor Street East	145 King St. W.	40 University Ave.
928-7751	364-1241	977-1266

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350
Height Limit: 61 m
Site Specific Provision: Sections 12(2)80 and 12(2) 132
Historical Status: see comments
Site Plan Control: By-law 615-79 and 239-86

PROJECT INFORMATION

Site Area: 12 419.3 m2

Height: Storeys: 18
Metres: 72.8 m

Gross Floor area: (excluding church buildings)

Phase 1	Phase 2	Total (m2)
29 399.6	27 208.7	56 608.3

	• Indoor	Outdoor
Parking Spaces:	264	16
Loading Docks:	5	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Church:	4 783.0 m2	
Office:	54 930.3 m2	
Retail:	1 678.0 m2	

APPROVED DENSITY

Non-Residential Density: 4.5
Total Density: 4.5

COMMENTS

St. Paul's Church buildings are listed. Project utilizes density from adjacent St. Paul's Church lands. Social housing contribution. Phase 1 occupied.

Status: Building permit issued - Phase 2
Data Valid: December 31, 1989
Planner: Tom Keefe
Phone: 392-7355/0074

Map Ref. No.: 4

APPLICATION

Development Review:	x	Application Number:	2102
Rezoning:	x	Date of Application:	August 15, 1988
O.P.A.:		Date of Revision:	September 18, 1989

Confirmed Municipal Address: 300 Bloor St. E. and part of 30 Mount Pleasant Rd.
Nearest Intersection: north side at Mount Pleasant Rd.

Project Description: To build a mixed commercial/residential building.

Applicant	Agent	Architect
York Trillium Dev. Corp.	Weir & Foulds	Bregman & Hamann
20 York Mills Rd.	Ste. 1600 Exch. Tower	481 University Ave.
733-4000	365-1110	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL2U300
Height Limit:	46.0 m
Site-Specific Provision:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	4 566.7 m2
Frontage:	34.1 m
Depth:	irregular
Ground Floor:	1 294.8 m2
Residential GFA:	24 895.0 m2
Non-Residential GFA:	6 747.0 m2
Total GFA:	31 642.0 m2

Height: Storeys: 32 + penthouse + 5 basements
Metres: 103.9

	Indoor	Outdoor
Parking Spaces:	237	

DWELLING UNITS

Tenure:	Condo
2 Bedroom:	36
3 Bedroom:	18
4 Bedroom:	60
Total:	114

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	24 895.0 m2	
Res. Recr.:	998.5 m2	
Office:	6 747.0 m2	
Utilities:	8346.6 m2	
Parking & Loading:		13 394.0 m2

PROPOSED DENSITY

Non-Residential Density:	1.48	Total Density:	6.93
Residential Density:	250.0 uph		

COMMENTS

Status: Proposed height not supported by City Council. Application referred to the Ontario Municipal Board.

Data Valid: December 31, 1989 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 17

APPLICATION

Development Review:	x	Application Number:	387030
Rezoning:		Date of Application:	February 11, 1987
O.P.A.:		Date of Revision:	

Confirmed Municipal Address: 400 Bloor St. East
Nearest Intersection: north side west of Sherbourne Street North

Project Description: A 75 unit residential building

Applicant	**Agent**	**Architect**
Guided Investments Ltd. 208-66 Guided Court 746-2141	Osler, Hoskin & Harcourt Box 50, First Cdn. Pl. 362-2111	A.J. Diamond, Donald Schmitt & Co. 2 Berkeley St. 862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.140
Zoning District: CR L2 U300
Height Limit: 46 m
Site Specific Provision: 640-83
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area:	1 992.3 m2	Height:	Storeys:	19 + PH Mech. + 3 basements
Frontage:	25.8 m			
Depth:	irregular		Metres:	55.3

			Indoor	Outdoor
Ground Floor:	978.7 m2	Parking Spaces:	69	
Residential GFA:	10 758.0 m2	Loading Docks:		
Total GFA:	10 758.0 m2			

DWELLING UNITS

Tenure:	**Condo**
Bachelors:	19
1 Bedroom:	28
2 Bedroom:	27
3+ Bedroom:	1
Total:	75

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	10 758.0 m2	
Parking & Loading:		4107.0 m2
Services:	655.5 m2:	

APPROVED DENSITY

Residential Density: 5.4
376.0 uph
Total Density: 5.4

COMMENTS

Status: Building Permit application lapsed on November 15, 1989.
Data Valid: December 31, 1989 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 52

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388202
Date of Application: November 8, 1988
Date of Revision: April 7, 1989

Confirmed Municipal Address: **403, 407 Bloor St. E.**
Nearest Intersection: south side at Sherbourne St.

Project Description: A mixed use 16 storey commercial/residential building

Applicant	**Agent**	**Architect**
Wallman Clewes, Bergman Arch. 421 Eglinton Ave. E. 483-0845	Young Owens Wright 14 Birch Ave. 926-9800	Wallman Clewes Bergman 421 Eglinton Ave. E. 483-3966

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U300
Height Limit: 45.7
Site Specific Provision: no
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 218.9 m2
Frontage: 32.0 m
Depth: irregular

Height: Storeys: 16 + 3 basements
Metres: 53.1

Ground Floor: 858.4 m2
Residential: GFA 3 460.2 m2
Non-Residential GFA: 2 437.7 m2
Total GFA: 5 897.9 m2

	Indoor	Outdoor
Parking Spaces:	26	
Loading Docks:		

DWELLING UNITS

Tenure:	**Condo**
1 Bedroom:	2
2 Bedroom:	21
4 Bedroom:	1
Total:	24

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	3 460.2 m2	
Office:	1 631.8 m2	
Retail:	805.9 m2	
Warehouse:		207.8 m2
Parking & Loading:		1 815.6 m2
Res. Rec.	91.5 m2	

APPROVED DENSITY

Residential Density: 2.8
Non-Residential Density: 2.0
Total Density: 4.8

COMMENTS

Status: Under construction
Data Valid: December 31, 1989
Planner: Rollin Stanley
Phone: 392-7355/0420

Map Ref. No.: 13

APPLICATION

Development Review:	x	Application Number:	2030
Rezoning:	x	Date of Application:	September 18, 1987
O.P.A.:	x	Date of Revision:	March 14, 1989

Confirmed Municipal Address: **96, 100 Bloor Street West**
Nearest Intersection: north side of Bloor St. W. east of Avenue Road

Project Description: Cinema, hotel and commercial building including facades of University Theatre and Lothian Mews

Applicant	**Agent**	**Architect**
Cineplex Odeon Corp.	Goodman and Carr	David Mesbur
1303 Yonge Street	2300- 200 King W	1303 Yonge Street
323-6600	595-2300	323-1380

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350
Height Limit: 61.0
Site Specific Provision: none
Historical Status: designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2 795.9 m2
Frontage: 55.3 m
Depth: irregular

Height: Storeys: 17 + Mech. PH + 4 basements
Metres: 69.0

	Indoor	Outdoor
Parking Spaces:	233	

Ground Floor: 2 085.6 m2
Non-Residential GFA: 21 808.0 m2
Total GFA: 21 808.0 m2

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Art Galleries:	3 241.7 m2	
Theatre:	3 400.5 m2	
Retail:	4 856.8 m2	139.6 m2
Hotel:	9 946.8 m2	46.6 m2
Comm. Club:	176.0 m2	
Parking & Loading:		7 576.0 m2

APPROVED DENSITY

Non-Residential Density: 7.8
Total Density: 7.8

COMMENTS

Status: Building permit application.
Data Valid: December 31, 1989
Planner: Tom Keefe
Phone: 392-7355/0074

Map Ref. No.: 90

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2167
Date of Application: April 5, 1989
Date of Revision:

Confirmed Municipal Address: 30,38,40 Charles St. E. & 25,29,35 Hayden St.
Nearest Intersection: north side of Charles St. E.,south side of Hayden St. east of Yonge St.

Project Description: To amalgamate and to build a new apartment tower retaining the existing apartment building.

Applicant	Agent	Architect
Yellow Fan Dev. Inc.	Lyons, Goodman, Iacono	E.I. Richmond Inc.
401 Champagne Dr.	2000-130 Adelaide St. W.	30 St. Clair Ave. W.
630-5002	869-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2 U350
Height Limit: 45.7 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 3 273.4 m2
Frontage: 45.8 m
Depth: irregular

Height: Storeys: 22 + 3 basements
Metres: 62.6 m

Ground Floor: 1 904.0 m2
Residential GFA: 21 467.1 m2
Total GFA: 21 467.1 m2

	Indoor	Outdoor
Parking Spaces:	152	
Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Bachelors:	25
1 Bedroom:	148
2 Bedroom:	74
Total:	247

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	21 467.1 m2	
Parking & Loading::		4 942.3 m2

PROPOSED DENSITY

Residential Density: 6.55
Total Density: 6.55

COMMENTS

Status: Application being revised.
Data Valid: December 31, 1989
Planner: Tom Keefe
Phone: 392-7355/0074

Map Ref. No.: 78

APPLICATION

Development Review:	x	Application Number:	2097
Rezoning:	x	Date of Application:	July 20, 1988
O.P.A.:	x	Date of Revision:	June 19, 1989

Confirmed Municipal Address: 77 and 79 Charles Street East
Nearest Intersection: Charles and Church Streets

Project Description: Condominium tower and 8 social housing townhouse units.

Applicant	**Agent**	**Architect**
775373 Ontario Ltd.	Borden & Elliot	Pullen Architects
131 Bloor St. West	250 University Ave.	131 Bloor St. W., #520
923-2863	593-2367	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA and MDRA
Zoning District:	R3 Z1
Height Limit:	30.5
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1 158.0 m2	Height:	Storeys: 18	
Frontage:	23.1 m		Metres: 53	
Depth:	49.9 m			
			Indoor	Outdoor
Residential GFA:	5 538.0 m2	Parking Spaces:	47	
Total GFA:	5 538.0 m2	Loading Docks:	1	

DWELLING UNITS

Tenure:	Condo Private	Rental Assisted
Studio:	7	
1 Bedroom:	53	4
2 Bedroom:	10	2
3 Bedroom:		2
Total:	70	8

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Condominium:	4 618.0 m2	
Social:	920.0 m2	

PROPOSED DENSITY

Residential Density: Condominium - 3.99
Social- .79

Total Density: 4.78

COMMENTS

Status: Appealed to the Ontario Municipal Board.
Data Valid: December 31, 1989
Planner: Rollin Stanley
Phone: 392-7355/0420

Map Ref. No.: 15

APPLICATION

Development Review:	x	Application Number:	2218
Rezoning:	x	Date of Application:	December 28, 1989
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 80 Charles St. E. and 625 Church St.
Nearest Intersection: east side of Church St. south of Bloor St. E.
Project Description: Office, residential and retail development with underground parking garage

Applicant	**Agent**	**Architect**
Hayden St. Property Development 47 Sheppard Ave. E., Ste. 400 226-6820	Laszlo Nemeth Assoc. 200 - 113 Dupont St. 927-0575	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA, Also Sec. 11.45 (OPA 263)
Zoning District:	CRL1 U150
Height Limit:	45.7 m
Site Specific Provision:	772-83, 773-83
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area: 6 704.1 m2

Height: Storeys: 21
Metres: 67.6

Parking Spaces: Indoor 208 (overall) Outdoor

Existing Buildings

Residential GFA:	9 183.0 m2
Non-Residential GFA:	9 066.6 m2
Total GFA:	18 249.6 m2

Proposed Addition

Residential GFA:	8,868.0 m2
Non-Residential GFA:	5 746.0 m2
Total GFA:	14 614.0 m2

Overall GFA: 32 863.6 m2

DWELLING UNITS

Existing -	132 units
Addition -	83 units
Total -	215 units

FLOOR AREA BREAKDOWN (Addition only)

Land Use	Above Grade	Below Grade
Office:	5 594.0 m2	
Retail:	152.0 m2	
Residential:	8 868.0 m2	
Residential Recreation:	1 010.0 m2	
Parking & Loading:		5 358.0 m2

PROPOSED DENSITY

Residential Density:	2.7	Total Density:	4.9
Non-Residential Density:	2.2		

COMMENTS

Status: Being reviewed.
Data Valid: January 31, 1990 Planner: Michael Mizzi Phone: 392-7355/0013

Map Ref. No.: 24

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388005
Date of Application: January 21, 1988
Date of Revision:

Confirmed Municipal Address: 80 and 88 Charles Street East
Nearest Intersection: north side of Charles St. east of Church St.

Project Description: Addition and alterations to existing hotel building; conversion to apartment building.

Applicant	**Agent**	**Architect**
80-88 Charles St. E. Development Corp. 400-Sheppard Ave. E. 226-6820	E.I. Richmond Arch. 30 St. Clair Ave. W. 961-1567	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L1 U150
Height Limit: 45.7
Site Specific Provision: 239-86, 772-83, 773-83
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area; 3 334.5 m2
Frontage: 49.4 m
Depth: 67.5 m

Height: Storeys: 9

Ground Floor: 1 081.1 m2
Residential GFA: 10 382.1 m2
Non-Residential GFA: 134.9 m2
Total GFA: 10 517.0 m2

	Indoor	Outdoor
Parking Spaces:	27	46
Loading Docks:		

DWELLING UNITS

Tenure:	**Condo**
Bachelor:	30
1 Bedroom:	85
2 Bedroom:	16
3+ Bedroom:	1
Total:	132

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	10 327.6 m2	54.5 m2
Retail:		134.9 m2
Services:		457.8 m2
Parking & Loading:		1 143.2 m2
Recreation Space:		135.7 m2

APPROVED DENSITY

Residential Density: 3.11
Non-Residential Density: 0.04
Total Density: 3.15

COMMENTS

Status: Under construction
Data Valid: December 31, 1989
Planner: Michael Mizzi
Phone: 392-7355/0013

Map Ref. No.: 77

APPLICATION

Development Review:		Application Number:	2169
Rezoning:	x	Date of Application:	April 6, 1989
O.P.A.:		Date of Revision:	

Confirmed Municipal Address: 63,63R,65,77 Charles St. W.
Nearest Intersection: south side west of Bay St.

Project Description: To build new centre for Christian Studies

Applicant	**Agent**	**Architect**
Centre for Christian Studies	Thomson & Rogers Barrs.	Young & Wright
77 Charles St. W.	3100-390 Bay St.	172 St. George St.
923-1168	868-3100	968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: R.4 Z.2
Height Limit: 13.7
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2 717.8 m2
Frontage: 73.2 m
Depth: irregular

Height: Storeys: 7 + 2 basements
Metres: 23.5

Ground Floor: 1 330.0 m2
Residential GFA: 6 450.0 m2
Non-Residential GFA: 3 052.0 m2
Total GFA: 9 502.0 m2

	Indoor	Outdoor
Parking Spaces:	70	
Loading Docks:		

DWELLING UNITS

Tenure:	**Unspecified**
Bachelors:	60
1 Bedroom:	30
2 Bedroom:	12
Total:	102

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	6 450.0 m2	
Retail:	2 660.0 m2	392.0 m2
Parking & Loading:		2 276.1 m2

PROPOSED DENSITY

Residential Density: 2.4
Non-Residential Density: 1.1
Total Density: 3.5

COMMENTS

Status: Being reviewed
Data Valid: December 31, 1989
Planner: Tom Keefe
Phone: 392-7355/0074

Map Ref. No.: 49

APPLICATION

Development Review:	x	Application Number:	1968
Rezoning:	x	Date of Application:	January 7, 1987
O.P.A.:		Date of Revision:	May 23, 1989

Confirmed Municipal Address: **85 Charles St. W. and 78,80,82 St. Mary St.**
Nearest Intersection: south side of Charles St. W. east of Queen's Park

Project Description: A 57 unit student residence building containing 232 beds (south lot)

Applicant	**Agent**	**Architect**
Victoria University 73 Queen's Park Cres. 585-4506	Goodman & Goodman 20 Queen St. West 979-2211	Kuwabara Payne McKenna Blumberg 322 King St. West 977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Institutional District
Zoning District:	R.4 Z.2
Height Limit:	H 13.7
Site Specific Provision:	93-80, 386-80, 473-82
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	2 648.8 m2	Height:	Storeys: 8 + 2 basements	
Frontage:	36.6 m2		Metres: 22.0	
Depth:	73.3 m2			
			Indoor	Outdoor
Ground Floor:	1 313.0 m2	Parking Spaces:	146	
Residential GFA:	8 646.0 m2			
Total GFA:	8 646.0 m2			

DWELLING UNITS

Tenure:	**Rental**
	Private
Total:	57 units (232 beds)

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	8 646.0 m2	
Parking & Loading:		4 715. m2

PROPOSED DENSITY

Residential Density: 3.26 Total Density: 3.26

COMMENTS

See also Page 1.19, Map Reference 35

Status: Council approved Student Residence portion only on November 2, 1989. Applicants appealing decision to Ontario Municipal Board.

Data Valid: December 31, 1989 Planner: Murray Boyce Phone: 392-7355/0417

Map Ref. No.: 35

APPLICATION

Development Review:	x	Application Number:	1968
Rezoning:	x	Date of Application:	January 7, 1987
O.P.A.:	x	Date of Revision:	May 23, 1989

Confirmed Municipal Address: **100,102,104,106,108,110 Charles St. W.,21,23,Sultan St., 4 St. Thomas St. and east part 95 Queen's Park**

Nearest Intersection: north side of Charles St. W. east of Queen's Park

Project Description: A 10 storey hotel with 274 rooms

Applicant	**Agent**	**Architect**
Victoria University 73 Queen's Park Cres. 585-4506	Goodman & Goodman 20 Queen St. West 979-2211	Kuwabara Payne McKenna Blumberg 322 King St. West 977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDRA, Institutional District
Zoning District:	QR L2 U150, R3 Z1
Height Limit:	H23, H11.6, H13.7
Site Specific Provision:	93-80, 386-80, 473-82
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	9 069.3 m2	Height:	Storeys: 10	
Frontage:	117.1 m2		Metres: 31.7	
Depth:	irregular			
			Indoor	Outdoor
Non-Residential GFA:	21 640.0 m2			
Ground Floor:	2 531.0 m2	Parking Spaces:	186	
Total GFA:	21 640.0 m2	Loading Docks:	yes	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Hotel:	21 481.0 m2	159.0 m2
Parking & Loading:		7 341.0 m2

PROPOSED DENSITY

Residential Density: 2.38 Total Density: 2.38

COMMENTS

100-108 Charles St. W. are listed. See also Page 1.18, Map Reference 49. Density figures exclude 360 m2 of floor area contained in portions of the historical buildings to be retained.

Status: Council approved Student Residence portion only on November 2, 1989. Applicants appealing decision to Ontario Municipal Board.

Data Valid: December 31, 1989 Planner: Murray Boyce Phone: 392-7355/0417

Map Ref. No.: 7

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 31067/385052/386125
Date of Application: April 18, 1985
Date of Revision: June 27, 1986

Confirmed Municipal Address: 39 Davenport Road (includes: 29 & 45 Davenport Rd.; 40 Scollard Street)
Nearest Intersection: south side east of Bay Street

Project Description: Phase I: A new sanctuary for the existing church on Davenport Road and 15 storey residential tower on Scollard St.
Phase II replaces existing church by extension of the new sanctuary.

Applicant	**Agent**	**Architect**
Trustees of the Stone Church Pentecostal Assembly 921-7939	Carson Woods (Arch) 12 Cumberland 923-2775	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L1.5 U250
Height Limit: 46.0
Site Specific Provision: 418-82
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2 700.0 m2
Total GFA: 9 275.5 m2

Height: Storeys: 15
Metres: 46.0

	Indoor	Outdoor
Parking Spaces:	188	

DWELLING UNITS

Tenure:	**Condo**
1 Bedroom:	98
Total:	98

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	5 588.0 m2	50.0 m2
Inst. Church:	3 044.0 m2	
Office:	427.7 m2	
Parking & Loading:		5 300.0 m2
Recreation:	1 570.0 m2	
Retail:	165.8 m2	

APPROVED DENSITY

Residential Density: 2.1
Non-Residential Density: 1.4
Total Density: 3.5

COMMENTS

Status: Under Construction
Data Valid: December 31, 1989
Planner: Rollin Stanley
Phone: 392-7355/0420

Map Ref. No.: 25

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2141
Date of Application: January 11, 1989
Date of Revision:

Confirmed Municipal Address: 30 Heyden Street
Nearest Intersection: north side east of Yonge St.

Project Description: A condominium building containing 52 units

Applicant	**Agent**	**Architect**
Centrum Land Corp.	Andrew Paton, Q.C.	The Colborne Arch.
555 Avenue Rd.	2500-130 Adelaide St. W.	47 Colborne
968-1771	868-1080	862-0926

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U350
Height Limit: 61.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 795.0 m2
Frontage: 30.4 m
Depth: irregular

Height: Storeys: 28 + 4 basements
Metres: 77.6

Ground Floor: 526.3 m2
Residential GFA: 13 379.4 m2
Total GFA: 13 379.4 m2

	Indoor	Outdoor
Parking Spaces:	80	
Loading Docks:		

DWELLING UNITS

Tenure:	Condo
2 Bedroom:	2
3 Bedroom:	50
Total:	52

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	13 379.4 m2	
Parking & Loading:		2 601.0 m2

PROPOSED DENSITY

Residential Density: 654 uph

Total Density: 654 uph

COMMENTS

Status: Being reviewed.
Data Valid: December 31, 1989
Planner: Tom Keefe
Phone: 392-7355/0074

Map Ref. No.: 31

APPLICATION

Development Review:	x	Application Number:	2070
Rezoning:	x	Date of Application:	March 17, 1988
O.P.A.:	x	Date of Revision:	March 23, 1989

Confirmed Municipal Address: 100 Huntley St, 579,581,587,589 Jarvis St and 321 Bloor St. E.
Nearest Intersection: south east corner of Jarvis & Bloor St. E.

Project Description: An office and residential building in two phases (Phase 1 and 2).

Applicant	**Agent**	**Architect**
Confederation Life Ins. Co.	Berridge, Lewinberg, Greenberg	Ziedler Roberts
321 Bloor St. East	800-133 Richmond St. W.	315 Queen St. W.
323-8926	363-9004	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, MDRA
Zoning District: CR L4.5 U350/CR L1 U150
Height Limit: 61.0/18.0
Site Specific Provision: none
Historical Status: 321 Bloor St. E. designated
Site Plan Control: yes

PROJECT INFORMATION

Total Site Area: 14 948.0 m2
Frontage: 167.2 m2
Depth: irregular
Site Area (excluding 321 Bloor St. E.): 8948.5 m2

Height: Storeys: 19 + 4 basements
Metres: 74.6

Residential GFA: 2 800.9 m2
Non-Residential GFA: 46 433.1 m2
Total GFA: 49 234.0 m2

	Indoor	Outdoor
Parking Spaces:	315	

DWELLING UNITS

Tenure:	**Rental** Private
Bachelors::	5
1 Bedroom:	17
2 Bedroom:	6
3 Bedroom:	1
Total:	29

FLOOR AREA BREAKDOWN (New Construction)

Land Use	**Above Grade**	**Below Grade**
Retail:	544.0 m2	
Residential::	2 800.9 m2	
Office:	44 913.5 m2	975.6 m2
Parking & Loading:		20 017.9 m2
Utilities:	7 394.7 m2	2 570.0 m2
Storage:		780.7 m2

APPROVED DENSITY (Excluding 321 Bloor St. E..)

Residential Density: 0.2
Non-Residential Density: 5.5
Total Density: 5.7

COMMENTS

Land to be conveyed to City for social housing.

Status: Council approval. Building permit application for the office and retail building.
Data Valid: December 31, 1989
Planner: Tom Keefe
Phone: 392-7355/0074

Map Ref. No.: 74

APPLICATION

Development Review:	x	Application Number:	2017
Rezoning:	x	Date of Application:	July 27, 1987
O.P.A.:	x	Date of Revision:	April 6, 1988

Confirmed Municipal Address: **460 Jarvis Street (includes 96 Wellesley Street East)**
Nearest Intersection: west side at Wellesley Street East

Project Description: Mixed-use, primarily social housing project

Applicant	**Agent**	**Architect**
582212 Ontario Limited 256 Jarvis Street 591-5414	Lyons, Goodman, Iacono Smith and Berkow 130 Adelaide W. 869-0123	E.I. Richmond 30 St. Clair Ave. W. 961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDRA
Zoning District:	R4 Z4
Height Limit:	30.5
Site Specific Provision:	524-88, 525-88
Historical Status:	designated
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	4 550.0 m2	Height:	Storeys:	15 + PH + 2 basements
Frontage:	50.5 m2		Metres:	47.5
Depth:	irregular			

			Indoor	Outdoor
Ground Floor:	2 725.0 m2	Parking Spaces:	161	10
Residential GFA:	12 375.0 m2			
Non-Residential GFA:	8 245.0 m2			
Total GFA:	20 620.0 m2			

DWELLING UNITS

Tenure:	**Rental** Assisted
Bachelors:	105
1 Bedroom:	107
Total:	212

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	11 985.0 m2	
Res. Rec.:	390.0 m2	
Office:	7 245.0 m2	
Retail:	1 000.0 m2	
Services:		698.4 m2
Parking & Loading:	232.3 m2	5 618.2 m2

APPROVED DENSITY

Residential Density:	2.7	Total Density:	4.5
Non-Residential Density:	1.8		

COMMENTS

Status: Under construction.

Data Valid: December 31, 1989 Planner: Michael Mizzi Phone: 392-7355/0013

Map Ref. No.: 19

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2013
Date of Application: June 30, 1987
Date of Revision: April 21, 1989

Confirmed Municipal Address: **5, 11, 21 St. Joseph St., 10 Phipps St., 9, 15 St. Nicholas St.,**
Nearest Intersection: n/w corner Phipps & St. Nicholas streets

Project Description: Mixed used development

Applicant	**Agent**	**Architect**
Dovestar Development Ltd. 25 St. Nicholas Street 923-6383	Diamond Fairbairn & Steinberg 393 University Ave. 971-7000	Kuwabara Payne McKenna Blumberg 322 King St. W. 977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 23.0
Site Specific Provision: no
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4 760.0 m2
Frontage: 57.3 m
Depth: irregular

Height: Storeys: 19 + 3 basements
Metres: 75.6

Ground Floor: 1 294.5 m2
Residential GFA: 36 590.0 m2
Non-Residential GFA: 905.0 m2
Total GFA: 37 495.0 m2

	Indoor	Outdoor
Parking Spaces:	247	
Loading Docks:		

DWELLING UNITS

Tenure:	**Condo** Private	**Rental** Assisted
Bachelors:	18	21
1 Bedroom:	196	32
2 Bedroom:	98	6
Total:	312	59

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	36 590.0 m2	
Retail:	905.0 m2	
Parking & Loading:		8 031.2 m2
Res. Recreation:	2 614.0 m2	

PROPOSED DENSITY

Residential Density: 7.7
Non-Residential Density: 0.2
Total Density: 7.9

COMMENTS

5, 11 St. Joseph Street and 9,15 St. Nicholas Street are listed

Status: Being processed - Preliminary report adopted by LUC July 5, 1989.
Data Valid: December 31, 1989 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 1

APPLICATION

Development Review:	x	Application Number:	2089
Rezoning:	x	Date of Application:	June 20, 1988
O.P.A.:	x	Date of Revision:	June 30, 1989

Confirmed Municipal Address: **50 St. Joseph Street (St. Michael's College lands)**
Nearest Intersection: west side of Bay Street

Project Description: Primarily residential development in two buildings with retail at grade on Bay St.

Applicant	**Agent**	**Architect**
Rovecrest Dev. Ltd. (Tridel)	Weir & Foulds	A.J. Diamond Donald
Dufferin Street	2 First Canadian Place	Schmitt & Co.
661-9290	365-1110	2 Berkeley Street
		862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: C1V4, R4Z4
Height Limit: 46 M
Site Specific Provision: 850-80, 329-89, 500-89
Historical Status: St. Basil's Church is designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area:	9 499.2 m2	Height:	Storeys: 32 (max.)
Frontage:	101.8 m		Metres: 97.0 m (max.)
Depth:	irregular		

			Indoor	Outdoor
Residential GFA:	58 842.8 m2	Parking Spaces:	900	
Non-Residential GFA:	2 322.5 m2			
Total GFA:	61 165.3 m2			

DWELLING UNITS

Tenure:	**Condo**	**Rental**
Total:	624	61

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	58 842.8 m2	
Retail:	2 322.5 m2	
Parking & Loading:		29 263.5 m2

PROPOSED DENSITY

Residential Density: 6.19
Non-Residential Density: .24
Total Density: 6.4

COMMENTS

Status: Being processed - Status report dated January 1990.
Data Valid: December 31, 1989 Planner: Murray Boyce Phone: 392-7355/0417

Map Ref. No.: 21

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1932
Date of Application: June 12, 1986
Date of Revision: November 19, 1987

Confirmed Municipal Address: **1 St. Thomas St. & 76,78,80 Charles St. W.**
Nearest Intersection: n/e corner of St. Thomas and Charles streets

Project Description: A condominium building with retention of three designated buildings

Applicant	**Agent**	**Architect**
One St. Thomas Limited	Goodman & Carr	Peter Turner
9 Price Street	200 King St. W.	953A Eglinton Ave. E.
968-1771	595-2300	425-2222

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: R.3 Z.3
Height Limit: 11.6
Site Specific Provision: 850-79, 918-79
Historical Status: see comments
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2 647.0 m2
Frontage: 73.9 m
Depth: irregular

Ground Floor: 1 426.1 m2
Residential GFA: 14 617.4 m2
Non-Residential GFA: 737.2 m2
Total GFA: 15 354.6 m2

Height: Storeys: 13 + 4 basements
Metres: 40.5

	Indoor
Parking Spaces:	75
Loading Docks:	1

DWELLING UNITS

Tenure:	**Condo**
Bachelor:	1
2 Bedroom:	1
3+ Bedroom:	31
Total:	33

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	14 617.4 m2	
Office (existing houses):	737.2 m2:	
Services:		201.0 m2
Parking & Loading:		3 799.4 m2

PROPOSED DENSITY

Residential Density: 124 uph
Non-Residential Density: 0.28

COMMENTS

76, 78, 80 Charles Street West are designated

Status: Site sold to new owners.
Data Valid: December 31, 1989
Planner: Tom Keefe
Phone: 392-7355/0074

Map Ref. No.: 20

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2156
Date of Application: March 6, 1989
Date of Revision:

Confirmed Municipal Address: 16 St. Thomas St.
Nearest Intersection: west side at Sultan St.

Project Description: Condominium & Hotel Tower

Applicant	**Agent**	**Architect**
Upper Canada Land Corp.	Aird & Berlis	Zeidler Roberts Partnership
555 Avenue Rd.	145 King St. W.	315 Queen St. W.
968-1771	364-1241	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U350
Height Limit: 18.0
Site Specific Provision: yes
Historical Status: yes

PROJECT INFORMATION

Site Area: 1 674.5 m2
Frontage: 31.4 m2
Depth: 53.5 m2

Height: Storeys: 28 + 3 basements
Metres: 91.3

Ground Floor: 1 500.0 m2
Residential GFA: 19 400.0 m2
Non-Residential GFA: 5 820.0 m2
Total GFA: 25 220.0 m2

	Indoor	Outdoor
Parking Spaces:	96	

DWELLING UNITS

Tenure:	**Condo**
2 Bedroom:	1
3 Bedroom:	46
Total:	47

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	19 400.0 m2	
Hotel:	4 720.0 m2	
Retail:	1 100.0 m2	
Parking & Loading:		3 121.4 m2

PROPOSED DENSITY

Residential Density: 11.58
Non-Residential Density: 3.48
Total Density: 15.06

COMMENTS

Property sold, consulting new owners for direction

Status: On hold
Data Valid: December 31, 1989
Planner: Rollin Stanley
Phone: 392-7355/0420

Map Ref. No.: 112

APPLICATION

Development Review:	x	Application Number:	2098
Rezoning:	x	Date of Application:	August 2, 1988
O.P.A.:	x	Date of Revision:	March 28, 1989

Confirmed Municipal Address: **592 Sherbourne Street**
Nearest Intersection: west side at Selby Street

Project Description: To renovate and to build an addition to a hotel building

Applicant	**Agent**	**Architect**
576099 Ontario Limited	Robins, Appleby	Carley/Phillips
592 Sherbourne St.	2500-130 Adelaide St. W.	234 Eglinton Ave. East
923-4748	360-3368	481-6889

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDRA
Zoning District:	R3 Z2
Height Limit:	45.7 m
Site Specific Provision:	none
Historical Status:	Designated By-law 312-89
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	2 234.2 m2	Height:	Storeys: 7 + basement	
Frontage:	28.5 m2		Metres: 30.5	
Depth:	81.4 m2			
			Indoor	Outdoor
Ground Floor:	936.7 m2	Parking Spaces:	9*	4
Total GFA:	7 262.0 m2	Loading Docks:		1

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Hotel:	5 164.0 m2	
Retail:	200.0 m2	
Office:	307.0 m2	
Restaurant:	149.0 m2	1009.0 m2
Accessory Use:		354.0 m2
Historic:	919.0 m2	

PROPOSED DENSITY

Total Density: 3.25
Total Density with historical exemption: 2.75

COMMENTS

* off site parking

Status: By-laws drafted, pending approval. Further reporting required on value of density increase.
Data Valid: December 31, 1989 Planner: Rollin Stanley Phone: 392-7355/0420

Map Ref. No.: 43

APPLICATION

Development Review:	x	Application Number:	1682
Rezoning:	x	Date of Application:	April 21, 1983
O.P.A.:	x	Date of Revision:	August 24, 1984

Confirmed Municipal Address: **15 Wellesley Street East**
Nearest Intersection: south side east of Yonge Street

Project Description: Two apartment buildings connected by a five-storey Toronto Parking Authority parking structure.

Applicant	**Agent**	**Architect**
Toronto Parking Authority	Cityhome	Carruthers and Shaw
33 Queen St. East	112 Elizabeth St.	200 Adelaide St. W.
393-7275	392-7374	977-7485

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDRA, Sec. 11.163
Zoning District:	R3 Z3
Height Limit:	30.5
Site Specific Provision:	462-85
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	3 940.0 m2	Height:	Storeys: 14 and 9	
Total GFA:	26 400.0 m2			
			Indoor	Outdoor
		Parking Spaces:	414	

DWELLING UNITS

Tenure:	**Rental**
	Assisted
Bachelor:	8
1 Bedroom:	40
2 Bedroom:	50
Total:	98

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	11 600.0 m2	
Retail:	500.0 m2	
Parking & Loading:	14 300.0 m2	

APPROVED DENSITY

Residential Density:	2.95	Total Density:	6.65
Non-Residential Density:	3.7		

COMMENTS

Status: OPA and rezoning approved, development review pending.
Data Valid: December 31, 1989 Planner: Michael Mizzi Phone: 392-7355/0013

Map Ref. No.: 36

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2171
Date of Application: April 18, 1989
Date of Revision:

Confirmed Municipal Address: 22-24 Wellesley St. East
Nearest Intersection: north side east of Yonge Street.

Project Description: To build a new building for social housing and office for Family Services Assoc.

Applicant	**Agent**	**Architect**
Family Services Assoc.	Berridge Lewinberg Greenberg	Jerome Markson Arch.
22 Wellesley St. E.	200-111 Queen St. E.	160 Pears Ave.
922-3126	363-9004	920-3131

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDRA
Zoning District: R3 Z2.5
Height Limit: 30.5 m
Site Specific Provision: no
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 125.9 m2
Frontage: 24.3 m2
Depth: 45.7 m2

Height: Storeys: 12 + basement
Metres: 35.1

Ground Floor: 744.1 m2
Residential GFA: 3 611.9 m2
Non-Residential GFA: 2 362.2 m2
Total GFA: 5 974.1 m2

	Indoor	Outdoor
Parking Spaces:	10	
Loading Docks:		

DWELLING UNITS

Tenure:	**Rental** Assisted
Bachelors:	26
1 Bedroom:	26
2 Bedroom:	6
Total:	58

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	3 611.9 m2	
Office:	1 910.7 m2	
Warehouse:	451.5 m2	
Utilities:	388.7 m2	419.0 m2
Parking & Loading:		325.1 m2

PROPOSED DENSITY

Residential Density: 3.21
Non-Residential Density: 2.10
Total Density: 5.31

COMMENTS

24 Wellesley St. E. is listed.

Status: Being reviewed - awaiting revisions.
Data Valid: December 31, 1989
Planner: Michael Mizzi
Phone: 392-7355/0013

Map Ref. No.: 83

APPLICATION

Development Review:	x	Application Number:	388149
Rezoning:		Date of Application	August 10, 1988
O.P.A.:		Date of Revision:	February 28, 1989

Confirmed Municipal Address: **40 Wellesley Street East**
Nearest Intersection: north side west of Church Street

Project Description: To construct 2 additional floors to existing medical centre building

Applicant	**Agent**	**Architect**
40 Wellesley Medical Clinic	Taylor-Sanrom	Wasteneys & Stern
40 Wellesley St. E.	2000-130 Adelaide St. E.	62 Charles St. E.
920-1677	869-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Offical Plan Designation: HDRA
Zoning District: R3 Z5
Height Limit: 30.5 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area:	1 313.2 m2	Height:	Storeys: 7 + basement	
Frontage:	29.0 m		Metres:	
Depth:	45.7 m			
			Indoor	Outdoor
Ground Floor:	1 291.6 m2	Parking Spaces:	26 (existing)	
Non-Residential GFA:	3 252.7 m2	Loading Docks:		
Total GFA:	3 252.7 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN (Existing & addition)

Land Use	**Above Grade**	**Below Grade**
Office:	3 126.7 m2	
Retail:	126.0 m2	
Parking & Loading:		1 325.5 m2

APPROVED DENSITY

Non-Residential Density: 2.48 Total Density: 2.48

COMMENTS

Status: Building permit application.

Data Valid: December 31, 1989 Planner: Barry Brooks Phone: 392-7187/7196

Map Ref. No.: 28

APPLICATION

Development Review:	x	Application Number:	1912/387188
Rezoning:	x	Date of Application	July 27, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **22,24,26 Wellesley St. W. & 3,15,19 Phipps**
Nearest Intersection: north side east of Nicholas Street

Project Description: A 29 storey mixed commercial & residential building

Applicant	**Agent**	**Architect**
Century Plaza of Toronto	Diamond, Fairbairn & Steinberg	Burka Architects
1710- 2 Bloor St. W.	300-111 Richmond St. W.	201-4800 Dufferin St.
923-4221	366-8000	665-0722

PLANNING CONTROLS (For verification refer to Chief Building Official)

Offical Plan Designation:	MDMCRA
Zoning District:	CR L2 U150;CR L2 U350
Height Limit:	18.0; 23.0
Site Specific Provision:	79-87,80-87
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	3 891.1 m2	Height:	Storeys: 29
Frontage:	63.5 m		Metres: 85.8
Depth:	61.2 m		

			Indoor	Outdoor
Ground Floor:	1 958.0 m2	Parking Spaces:	247	
Residential GFA:	28 731.0 m2	Loading Docks:	3	
Non-Residential GFA:	1 622.0 m2			
Total GFA:	30 353.0 m2			

DWELLING UNITS

Tenure:	**Condo**
Bachelors:	6
1 Bedroom:	263
2 Bedroom:	83
Total:	352

FLOOR AREA BREAKDOWN (Existing & addition)

Land Use	**Above Grade**	**Below Grade**
Residential:	28 731.0 m2	
Retail:	774.6 m2	
Warehouse:		714.0 m2
Office:	847.4 m2	
Services:	407.3 m2	61.6 m2
Parking & Loading:		10 882.7 m2

APPROVED DENSITY

Residential Density:	7.4	Total Density:	7.8
Non-Residential Density:	0.4		

COMMENTS

Status: Under construction

Data Valid: December 31, 1989 Planner: Murray Boyce Phone: 392-7355/0417

Map Ref. No.: 18

APPLICATION

Development Review:	x	Application Number:	2153
Rezoning:	x	Date of Application:	March 9, 1989
O.P.A.:	x	Date of Revision:	October 25, 1989

Confirmed Municipal Address: **95 Wood Street**
Nearest Intersection: southwest corner of Wood and Mutual Streets

Project Description: Build a 13 storey commercial and residential building

Applicant	**Agent**	**Architect**
International Relief Agency	Weir and Foulds	Robert Reimers
178 Jarvis St. #804	2 First Cdn. Pl., Ste. 1600	23A Morton Rd.
364-0124	365-1110	699-4044

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDRA
Zoning District:	R3 Z2.0
Height Limit:	30.5 m
Site Specific Provision:	none
Historical Status:	none
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1 318.3 m2	Height:	Storeys:	13 + 4 basements
Frontage:	39.2 m2		Metres:	38.0
Depth:	33.5 m2			

			Indoor	Outdoor
Ground Floor:	710.0 m2	Parking Spaces:	83	
Residential GFA:	6 740.0 m2	Loading Docks:	1	
Non-Residential GFA:	1 100.0 m2			
Total GFA:	7 840.0 m2			

DWELLING UNITS

Tenure:	**Rental** Assisted
1 Bedroom:	67
2 Bedroom:	26
3 Bedroom:	6
Total:	99

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	6 740.0 m2	
Community Ser.:	1 100.0 m2	
Parking & Loading:		5 148.0 m2

PROPOSED DENSITY

Residential Density:	5.1	Total Density:	5.9
Non-Residential Density:	.8		

COMMENTS

Status: Being processed. Further Report (to circulate plans) adopted by the LUC on November 8, 1989.
Data Valid: December 31, 1989 Planner: Michael Mizzi Phone: 392-7355/0013

Map Ref. No.: 9

APPLICATION

Development Review:	x	Application Number:	2086
Rezoning:	x	Date of Application:	May 30, 1988
O.P.A.:	x	Date of Revision:	April 4, 1989

Confirmed Municipal Address: **717, 723, 725, 727, 729, 731 Yonge St., 23 Bloor St. East, and 14 Hayden St.**
Nearest Intersection: south east corner of Yonge and Bloor Street East

Project Description: Office-retail development

Applicant	**Agent**	**Architect**
696702, 474883 Ontario Ltd.	Thomson Rogers	Young Wright
3100 - 390 Bay Street	3100 - 390 Bay St.	172 St. George St.
868-3100	868-3100	968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA and HDMCRA Section 11.94
Zoning District: CRL2U150, CRL4.5U350
Height Limit: 18.3, 61
Site Specific Provision: 521-80
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area:	3 636.7 m	Height:	Storeys: 24 + penthouse + 4 basements
Frontage:	47.3 m		
Depth:	irregular		Metres: 96.6

			Indoor	Outdoor
Ground Floor:	1 830.0 m2	Parking Spaces:	219	
Non-Residential GFA:	42 969.6 m2	Loading Docks:		
Total GFA:	42 969.6 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	36 098.3 m2	83.0 m2
Retail:	4 598.3 m2	2 190.0 m2
Parking & Loading at:		7 120.8 m2

PROPOSED DENSITY

Non-Residential Density: 11.8
Total Density: 11.8

COMMENTS

Status: Application being revised.
Data Valid: December 31, 1989
Planner: Tom Keefe
Phone: 392-7355/0074

Map Ref. No.: 101

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389072
Date of Application: April 13, 1989
Date of Revision: June 6, 1989

Confirmed Municipal Address: 942 Yonge St.
Nearest Intersection: west side at Frichot Ave.

Project Description: To build a mixed commercial/residential building

Applicant	**Agent**	**Architect**
Sorgum Hill Estates Ltd.	Stan Lindsay	Page & Steele
3650 Victoria Pk. Ave.	500-3650 Victoria Ave. Pk.	110 Eglinton Ave. E.
491-9091	491-9091	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U300
Height Limit: 46.0
Site Specific Provision: 413-78, 679-79, 280-80
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 5 225.0 m2
Frontage: 49.2 m2
Depth: 106.1 m2

Height: Storeys: 13 + 2 basements
Metres: 39.4

Ground Floor: 2 600.0 m2
Residential GFA: 20 288.0 m2
Non-Residential GFA: 610.0 m2
Total GFA: 20 898.0 m2

	Indoor	Outdoor
Parking Spaces:	255	
Loading Docks:		1

DWELLING UNITS

Tenure:	**Condo**
Bachelors:	37
1 Bedroom:	177
2 Bedroom:	49
3 Bedroom:	5
Total:	268

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	20 288.0 m2	
Res. Rec.:	2 408.0 m2	
Retail:	610.0 m2	
Warehouse:		2 158.7 m2
Parking & Loading:		8 291.3 m2

APPROVED DENSITY

Residential Density: 3.88
Non-Residential Density: .12
Total Density: 4.0

COMMENTS

Status: Building Permit application
Data Valid: December 31, 1989
Planner: Rollin Stanley
Phone: 392-7355/0420

Map Ref. No.: 98

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2022
Date of Application: August 21, 1987
Date of Revision: January 4, 1990

Confirmed Municipal Address: **11 Yorkville Avenue**
Nearest Intersection: south side west of Yonge Street

Project Description: Ten storey mixed use project, addition to existing building

Applicant	**Agent**	**Architect**
Eleven Yorkville Ltd. 11 Yorkville Avenue 962-6998	Diamond, Fairbairn & Steinberg 300 - 111 Richmond West 366-8000	Kirshenblatt & Korman Assoc. 388 Mt. Pleasant Rd. 485-4900

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL1.5 U250
Height Limit: 30.5
Site Specific Provision: no
Historical Status: no
Site Plan Control: 230-86

PROJECT INFORMATION

Site Area: 1 243.2 m2
Frontage: 25.7 m
Depth: 50.7 m

Height: Storeys: 9 + mezzanine + basement
Metres: 27.2

Ground Floor: 840.0 m2
Residential GFA: 3 604.7 m2
Non-Residential GFA: 3 356.5 m2
Total GFA: 6 961.2 m2

	Indoor	Outdoor
Parking Spaces:	45	
Loading Docks:		

DWELLING UNITS

Tenure:	**Rental** Private
Bachelor:	15
1 Bedroom:	36
Total:	51

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Retail:	1 079.5 m2	
Parking & Loading:	568.8 m2	1 538.5 m2
Residential:	3 604.7 m2	
Office:	2 277.0 m2	

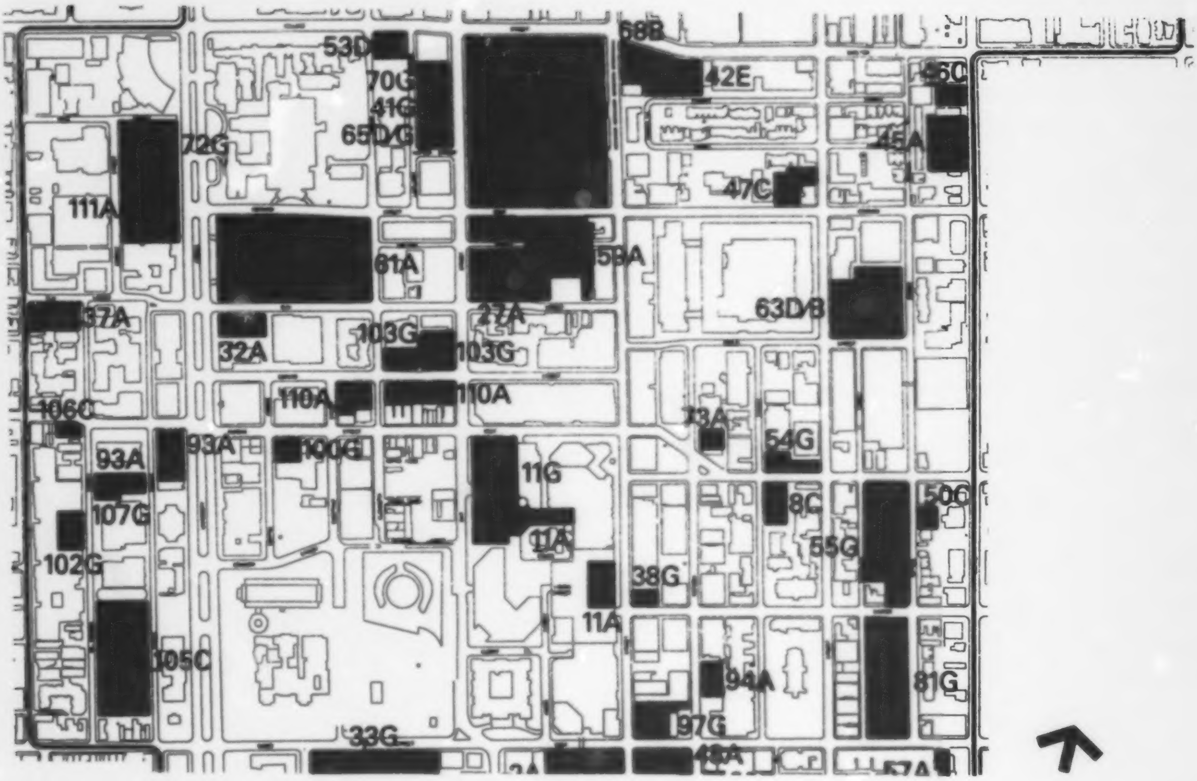
PROPOSED DENSITY

Residential Density: 2.9
Non-Residential Density: 2.7
Total Density: 5.6

COMMENTS

Status: Being processed - preliminary report, adopted by LUC April 12, 1989.
Data Valid: January 4, 1990
Planner: Rollin Stanley
Phone: 392-7355/0420

MAP II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37A
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32A
103G
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106C
73A
93A
93A
100G
54G
11G
107G
8C
50G
11A
55G
102G
38G
11A
105C
94A
81G
33G
97G
2A
48A
57A

Legend

A Under Construction

B Building Permit Application

C Development Review Report Approved by Council/Commissioner

D Development Review Application

E Site Specific By-Law Approved By O. M. B./Minister

F Site Specific By-Law Approved By Council

G Rezoning and /or O.P.A. Application

Map Ref. No.: 110

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389033
Date of Application: February 16, 1989
Date of Revision: July 21, 1989

Confirmed Municipal Address: **604 Bay Street**
Nearest Intersection: west side at Edward Street

Project Description: To renovate the bus terminal building

Applicant	**Agent**	**Architect**
Gray Coach Lines Ltd. 180 Dundas St. W. 979-3531	T.T.C. 1900 Yonge St. 393-4000	Cole & Sherman Arch. & Engineers

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL4.5U480
Height Limit: 76.0 m
Site Specific Provision:
Historical Status: Listed status
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2 500.0 m2
Frontage: 3.8 m
Depth: 101.4 m2

Height: Storeys: 2 + 3 basements
Metres: 8.5

Ground Floor: 1 605.5 m2
Non-Residential GFA: 3 540.5 m2
Total GFA: 3 540.5 m2

	Indoor	Outdoor
Parking Spaces:	2	
Loading Docks:	1	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Retail:	540.0 m2	285.0 m2
Utilities & Transportation:	1 720.5 m2	995.0 m2

APPROVED DENSITY

Non-Residential Density: 1.4

Total Density: 1.4

COMMENTS

Part of a larger application with 130 Elizabeth St. - see page 2.22.

Status: Under construction.

Data Valid: December 31, 1989

Planner: Lyn Feldman

Phone: 392-7862/7215

Map Ref. No.: 103

APPLICATION

Development Review:		Application Number:	2183
Rezoning:	x	Date of Application:	June 16, 1989
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **636 Bay St. and 70 Edward St.**
Nearest Intersection: north west corner of Bay St. & Edward St.

Project Description: To build a condominium apartment building (Site "A")

Applicant	**Agent**	**Architect**
Smye Homes Ltd. 90 Tiverton Ct. Markham, Ont. 477-7609	Lyons, Goodman, Iacono, Smith & Berkow 103 Adelaide St. W. 869-0123	E.I. Richmond Inc. 30 St. Clair Ave. W.

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area:	2 576.0 m2	Height:	Storeys: 27 + 4 basements	
Frontage:	55.4 m		Metres: 75.9	
Depth:	irregular			
			Indoor	Outdoor
Residential GFA:	29 902.0 m2	Parking Spaces:	276	
Non-Residential GFA:	1 010.0 m2	Loading Docks:		
Total GFA:	30 912.0 m2			

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	405
2 Bedroom:	60
Total:	465

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	28 125.0 m2	
Res. Recr.:	1 777.0 m2	
Retail:	1 010.0 m2	
Parking & Loading:		10 304.0 m2

PROPOSED DENSITY

Residential Density: 11.6
Non-Residential Density: 0.4
Total Density: 12.0

COMMENTS

Part of a larger application connected to 100 Edward St.- see page 2.21

Status: Being reviewed.
Data Valid: December 31, 1989
Planner: Lyn Feldman
Phone: 392-7862/7215

Map Ref. No.: 27

APPLICATION

Development Review:	x	Application Number:	2047
Rezoning:	x	Date of Application:	December 22, 1987
O.P.A.:	x	Date of Revision:	June 24, 1988

Confirmed Municipal Address: **655 Bay St., 55, 63, 67 & 73 Walton St.**
Nearest Intersection: east side of Bay, between Elm & Walton Sts.

Project Description: A 33-storey mixed commercial/residential complex

Applicant	**Agent**	**Architect**
Minto Construction Ltd. 20 Dundas St. W. 977-7098	Shibley, Righton & McCutcheon 401 Bay Street 363-9381	Webb Zerafa Menkes Housden 95 St. Clair Ave. W. 961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U400
Height Limit:	76.0 m
Site Specific Provision:	O.P.A. #473, By-law 881-88
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	6 647.9 m2	Height:	Storeys: 33 + 3 basements	
Frontage:	73.7 m		Metres: 93.2	
Depth:	irregular			
			Indoor	Outdoor
Ground Floor:	3 462.4 m2	Parking Spaces:	377	
Residential GFA:	35 433.5 m2	Loading Docks:	5	
Non-Residential GFA:	29 211.5 m2			
Total GFA:	64 645.0 m2			

DWELLING UNITS

Tenure:	**Condo**
Bachelors:	62
1 Bedroom:	310
2 Bedroom:	62
Total:	434

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	35 433.5 m2	
Office:	27 905.5 m2	
Retail:	1 306.0 m2	
Parking & Loading:		19 800.0 m2
Recreation:	1 687.8 m2	

APPROVED DENSITY

Residential Density:	5.33	Total Density:	9.72
Non-Residential Density:	4.39		

COMMENTS

Status: Under construction
Data Valid: December 31, 1989 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 65

APPLICATION

Development Review:	x	Application Number:	2143
Rezoning:	x	Date of Application:	January 30, 1989
O.P.A.:	x	Date of Revision:	February 4, 1989

Confirmed Municipal Address: **734, 740 Bay St. and part of 64 Hayter St.**
Nearest Intersection: north west corner of Bay and Hayter St.

Project Description: A condominium apt. building with 307 units

Applicant	**Agent**	**Architect**
Hayter St. Dev. Inc.	Lyons, Goodman, Iakono	E.I. Richmond
90 Tiverton Ct., Markham	130 Adelaide St. W.	Arch. Inc.
477-7609	869-0123	30 St. Clair Ave. W.

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 764.3 m2
Frontage: 33.7 m
Depth: irregular

Height: Storeys: 311/2+ 4 basements
Metres: 85.9

	Indoor	Outdoor
Parking Spaces:	191	

Residential GFA: 20 517.6 m2
Non-Residential GFA: 654.0 m2
Total GFA: 21 171.6 m2

DWELLING UNITS

Tenure:	**Condo**
Bachelor:	29
1 Bedroom:	195
2 Bedroom:	83
Total:	307

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	20 517.6 m2	
Retail:	654.0 m2	
Parking & Loading:		6 112.8 m2

PROPOSED DENSITY

Residential Density: 11.63
Non-Residential Density: 0.37
Total Density: 12.0

COMMENTS

Related to Development Review application 389139 - see page 2.5.

Status: Being reviewed
Data Valid: December 31, 1989
Planner: Lyn Feldman
Phone: 392-7862/7215

APPLICATION

Development Review:	x	Application Number:	389139
Rezoning:		Date of Application:	July 12, 1989
O.P.A.:		Date of Revision:	

Confirmed Municipal Address: **734, 740 Bay St. and 60 Hayter St.**
Nearest Intersection: north west corner of Bay St. and Hayter St.

Project Description: To build a condominium apartment building with ground related retail stores.

Applicant	**Agent**	**Architect**
Hayter St. Dev. Inc.	John I. Kirk	E.I. Richmond Arch.
101-90 Tiverton Court	603-30 St. Clair Ave. W.	603-30 St. Clair Ave. W.
Markham, Ontario	961-1567	961-1567
477-7609		

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL4.5U480
Height Limit:	76.0
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	1 764.3 m2	Height:	Storeys:	21 + 3 basements
Frontage:	33.7 m		Metres:	[illegible].7
Depth:	irregular			

			Indoor	Outdoor
Ground Floor:	932.0 m2			
Residential GFA:	13 107.5 m2	Parking Spaces:	130	
Non-Residential GFA:	654.0 m2			
Total GFA:	13 761.5 m2			

DWELLING UNITS

Condo

	Private
Bachelors:	19
1 Bedroom:	119
2 Bedroom:	54
Total:	192

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	13 107.5 m2	
Retail:	654.0 m2	
Parking & Loading:		4 227.0 m2

PROPOSED DENSITY

Residential Density:	7.4	Total Density:	7.8
Non-Residential Density:	.4		

COMMENTS

Related to rezoning application 2143 - see page 2.4.

Status: Being reviewed
Data Valid: December 31, 1989 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 41

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1956
Date of Application: November 14, 1986
Date of Revision:

Confirmed Municipal Address: 748 Bay Street (includes 748, 760)
Nearest Intersection: west side south of College Street

Project Description: Twenty-five storey residential building

Applicant	**Agent**	**Architect**
Richlore Construction	R. Truman & Assoc.	E. I. Richmond
503-3625 Dufferin St.	76 Richmond St.	30 St. Clair Ave. W.
635-7520	366-8919	961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, 11.6
Zoning District: CR L4.5 U480
Height Limit: 76.0 m
Site Specific Provision: 485-87
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 688.0 m2
Frontage: 41.6 m
Depth: irregular

Height: Storeys: 25 + basement
Metres:

	Indoor	Outdoor
Parking Spaces:	152	142

Ground Floor Area: 639.0 m2
Residential GFA: 20 878.6 m2
Non-Residential GFA: 276.9 m2
Total GFA: 21 155.5 m2

DWELLING UNITS

Tenure:	**Condo**
Bachelor:	24
1 Bedroom:	168
2 Bedroom:	48
Total:	240

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	20 878.6 m2	
Retail:	276.9 m2	
Parking & Loading:		6 567.0 m2

PROPOSED DENSITY

Residential Density: 12.37
Non-Residential Density: 0.16
Total Density: 12.53 (excluding solarium)

COMMENTS

This application is to amend Application 1720, approved by Council on November 12, 1984, for a 320 unit senior citizens apartment building to permit a 240 unit condominium apartment building.

Status: Being reviewed
Data Valid: December 31, 1989
Planner: Lyn Feldman
Phone: 392-7862/7215

Map Ref. No.: 40

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385171
Date of Application: December 20, 1985
Date of Revision: September 15, 1987

Confirmed Municipal Address: **767 Bay Street (convenience address for 444 Yonge Street)**
Nearest Intersection: west side of Bay St. south of College St.

Project Description: A 30-storey office tower (College Park Commercial Phase 3 of four phases)

Applicant	**Agent**	**Architect**
Toronto College St. Cr. 1900-777 Bay Street 597-0126	Blake Cassels Graydon 26th fl.,Commerce Crt 863-2946	Webb Zerafa Menkes Housden, 961-4111 Joseph Bogdan 961-3416

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA Sec. 11.43
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: OP Sec. 11.43, By-law 840-78
Historical Status: designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 31 054.6 m2
Frontage: 153. 0 m
Depth: irregular

Height: Storeys: 30 + 4 basements
Metres: 112.5

Ground Floor: 2 156.1 m2
Non-Residential GFA: 54 196.5 m2
Total GFA: 54 196.5 m2

Parking Spaces: Indoor 166

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	4 6101.0 m2	
Retail:	1 062.9 m2	732.1 m2
Ped. Walkway:	1 062.9 m2	1 743.9 m2
Services:	7 393.7 m2	1 145.4 m2
Parking & Loading:		7 602.8 m2

APPROVED DENSITY

Total Density: Site Specific By-law 840-78 as amended

COMMENTS

Status: Building permit application February 1989.
Date: December 31, 1989
Planner: Lyn Feldman
Phone: 392-7862/7215

Map Ref. No.: 70

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1930
Date of Application: June 6, 1986
Date of Revision: April 13, 1987

Confirmed Municipal Address: 770 Bay Street
Nearest Intersection: west side south of College Street

Project Description: A 29 storey apartment building

Applicant
462230 Ontario Limited
101-7 St. Dennis Drive
429-6555

Agent
Blott, Fejer, Felkai
400-150 York St.
364-7707

Architect
E. I. Richmond
30 St. Clair Ave. W.
961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: 427-79, as amended
Historical Status: no
Site Plan Control: 239-87

PROJECT INFORMATION

Site Area: 2 170.1 m2
Frontage: 47.1 m
Depth: 45.9 m

Height: Storeys: 29
Metres: 76.2

Ground Floor: 1 246.4 m2
Residential GFA: 27 360.0 m2
Non-Residential GFA: 9 231.9 m2
Total GFA: 36 591.9 m2

	Indoor	Outdoor
Parking Spaces:	210	
Loading Docks:	2	

DWELLING UNITS

Tenure:	Condo
Bachelors:	28
1 Bedroom:	108
2 Bedroom:	162
Total:	298

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	27 360.0 m2	
Retail:	851.6 m2	
Parking & Loading:		8 380.3 m2

PROPOSED DENSITY

Residential Density: 12.61
Non-Residential Density: 0.39

Total Density: 13.0

COMMENTS

Alternate proposal - see also rezoning application 2150 - see page 2.9.

Status: Revised application under review.
Data Valid: December 31, 1989

Planner: Lyn Feldman

Phone: 392-7862/7215

Map Ref. No.: 70

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2150
Date of Application: February 24, 1989
Date of Revision:

Confirmed Municipal Address: **770 Bay St.**
Nearest Intersection: west side of Bay between College and Hayter

Project Description: A 28 storey residential building with retail at grade level

Applicant	**Agent**	**Architect**
462230 Ontario Limited	Blott Fejer Felkai	E.I. Richmond
7 St. Dennis Dr. Ste.101	150 York St., Ste. 400	30 St. Clair Ave. W.
429-6555	364-7707	961-1567

PLANNING CONTROLS (For verification refer toC hief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CRL4.5U480
Height Limit:	76 m
Site Specific Provision:	none
Historical Status:	none
Site Plan Control:L	239-86

PROJECT INFORMATION

Site Area:	2 169.4 m2
Frontage:	47.2 m
Depth:	46.0 m

Height: Storeys: 28
Metres: 79.2

Residential GFA:	25 656.0 m2
Non-Residential GFA:	376.8 m2
Total GFA:	26 032.8 m2

	Indoor	Outdoor
Parking Spaces:	196	
Loading Docks:	1	

DWELLING UNITS

Tenure:	**Condo**
1 Bedroom:	133
2 Bedroom	141
3 Bedroom	5
Total:	279

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	25 656.0 m2	
Retail:	376.8 m2	
Parking & Loading:		8 677.6 m2

PROPOSED DENSITY

Residential Density: 11.83
Non-Residential Density: 0.17
Total Density: 12.0

COMMENTS

Alternate proposal - see also rezoning application 1930 - see page 2.8.

Status: Being reviewed
Data Valid: December 31, 1989
Planner: Lyn Feldman
Phone: 392-7862/7215

Map Ref. No.: 94

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1168
Date of Application: December 1, 1976
Date of Revision:

Confirmed Municipal Address: 30 Bond St.
Nearest Intersection: west side of Bond St. between Queen St. E. & Shuter St.

Project Description: Hospital addition

Applicant	**Agent**	**Architect**
St. Michael Hospital 30 Bond St.	Mathers & Haldenby 30 St. Clair Ave. W., Ste. 1100 924-9201	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: C1A L4 Z2.5
Height Limit: 54.8 m
Site Specific Provision: 754-77, 755-77, 358-78
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 13 255.9 m2
Frontage: 171.3 m
Depth: irregular

Height: Storeys: 10+ 2 basements

Non-Residential GFA: 21 231.0 m2

	Indoor	Outdoor
Parking Spaces:	21	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN (Addition only)

Land Use	Above Grade	Below Grade
Hospital:	17 160.0 m2	4 071.0 m2
Mechanical:	4 396.0 m2	166.0 m2

APPROVED DENSITY (entire site)

Residential Density: 5.89
Total Density: 5.89

COMMENTS

Status: Under construction.
Data Valid: December 31, 1989
Planner: Raymond David
Phone: 392-7862/7860

Map Ref. No.: 8

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387235
Date of Application: August 14, 1987
Date of Revision: February 13, 1989

Confirmed Municipal Address: 81 Bond St.
Nearest Intersection: east side at Dundas St. E.

Project Description: Crisis care centre for street youths (Covenant House)

Applicant	**Agent**	**Architect**
Covenant House Toronto 70 Gerrard St. E. 593-4849	Norr Partnership Ltd. 40 University Ave. 977-1266	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U350
Height Limit: 46.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 688.3 m2
Frontage: 47.1 m
Depth: 35.8 m

Height: Storeys : 6 + penthouse + basement
Metres: 28.3

Ground Floor: 1 493.0 m2
Non-Residential GFA: 6 642.7 m2
Total GFA: 6 642.7 m2

	Indoor	Outdoor
Parking Spaces:	14	
Loading Docks:		

DWELLING UNITS

	Assisted
Rooms:	68
Total:	68

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Institutional:	5 662.9 m2	979.8 m2
Parking & Loading:	52.6 m2	629.6 m2

APPROVED DENSITY

Residential Density: 3.9
Non-Residential Density:
Total Density: 3.9

COMMENTS

Status: Council approval on October 5, 1989.
Data Valid: December 31, 1989 Planner: Wendy Johncox Phone: 392-7187

Map Ref. No.: 42

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1628
Date of Application: August 13, 1982
Date of Revision:

Confirmed Municipal Address: 21 Carlton Street
Nearest Intersection: south side east of Yonge Street

Project Description: A mixed use tower on the Carlton St. part of site with 14 freehold townhouses along Granby St.

Applicant	**Agent**	**Architect**
David Starkman & Beverly Black 1716- 2 Carlton St.	Dennis Williams Gardiner, Roberts 927-7314/367-0620	Peter Farien 953A Eglinton Ave. E. 425-2222

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA. MDMCRA, 11.146
Zoning District: CR L2 U350
Height Limit: 46.0, 12.0
Site Specific Provision: 541-84
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4 400.0 m2
Frontage: 85.5 m
Depth: irregular

Height: Storeys: 21

Ground Floor Area: 2 400.0 m2
Total GFA: 33 800.0 m2

	Indoor	Outdoor
Parking Spaces:	150	

DWELLING UNITS

Tenure:	**Condominium**
1 Bedroom:	73
2 Bedroom:	14
Total:	87

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	13 700.0 m2	
Office:	18 500.0 m2	
Retail:	1 200.0 m2	
Recreation:	400.0 m2	
Other:	1 300.0 m2	
Parking & Loading:		6 800.0 m2

APPROVED DENSITY

Residential Density: 3.2
Non-Residential Density: 4.5
Total Density: 7.7

COMMENTS

Applicant not proceeding at this time.

Status: OPA approved by Minister. By-law approved by OMB.
Data Valid: December 31, 1989
Planner: Michael Mizzi
Phone: 392-7355/0013

Map Ref. No.: 54

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2138a
Date of Application: December 30, 1988
Date of Revision:

Confirmed Municipal Address: 268 Church St., East building
Nearest Intersection: N/W Corner of Church and Dundas Streets

Project Description: A mixed commercial residential building (east bldg.)

Applicant	**Agent**	**Architect**
Rubcorp Dev. Ltd.	Penwest Dev. Corp. Ltd.	H. Silaste Arch. Inc.
2812-390 Bay St.	2812-390 Bay St.	202-131 Bloor St. W.
923-2377	367-0544	923-8989

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U350
Height Limit: 18.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 770.3 m2
Frontage: 21.6 m
Depth: 35.3 m

Height: Storeys: 6 + 4 basements
Metres: 18.0

Residential GFA: 2 532.0 m2
Non-Residential GFA: 442.0 m2
Total GFA: 2 974.0 m2

	Indoor	Outdoor
Parking Spaces:	90	
Loading Docks:		

DWELLING UNITS

Tenure	Condo
1 Bedroom:	3
2 Bedroom:	14
Total:	17

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	2 532.0 m2	
Retail:	442.0 m2	
Parking & Loading:		2 913.8 m2

PROPOSED DENSITY

Residential Density: 318 uph overall
Non-Residential Density: 0.57

COMMENTS

See also 76 Dundas St. E. (West Building) which forms part of the same application - page 2.15.

Status: Being processed - Preliminary Report adopted by LUC, April 12, 1989
Data Valid: December 31, 1989 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 53

APPLICATION

Development Review:	x	Application Number:	389003
Rezoning:		Date of Application:	January 5, 1989
O.P.A.:		Date of Revision:	June 21, 1989

Confirmed Municipal Address: 67 College Street
Nearest Intersection: south side at Elizabeth Street

Project Description: Renovation and addition to existing historical building

Applicant	**Agent**	**Architect**
The Canadian Red Cross Society	McMillan, Binch	Parkin Arch. Ltd.
222 St. Patrick St.	P.O. Box 38, S. Tower	73 Laird Drive
974-9900	865-9723	467-8000

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Institutional District
Zoning District:	CR L5 U480
Height Limit:	76.0
Site Specific Provision:	no
Historical Status:	yes
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	1 905.0 m2	Height:	Storeys: 6 + basement
Frontage:	45.7 m		Metres:
Depth:	41.7 m		

			Indoor	Outdoor
Ground Floor:	1 797.0 m2	Parking Spaces:	0	5
Non-Residential GFA:	9 715.0 m2	Loading Docks:	3	
Total GFA:	9 715.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office/clinics/labs:	9 715.0 m2	
Utilities/storage:		1 455.0 m2
Parking & Loading:	234.0 m2	

APPROVED DENSITY

Non-Residential Density:	5	Total Density:	5

COMMENTS

Status: Council approval August 17, 1989.
Data Valid: December 31, 1989 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 54

APPLICATION

Development Review:	x	Application Number:	2138
Rezoning:	x	Date of Application:	December 30, 1988
O.P.A.:		Date of Revision:	

Confirmed Municipal Address: **76 Dundas St. E., west building**
Nearest Intersection: north side at Bond St.

Project Description: A mixed commercial residential building (west bldg.)

Applicant	**Agent**	**Architect**
Rubcorp Dev. Ltd. 2812-390 Bay St. 923-2377	Penwest Dev. Corp. Ltd. 2812-390 Bay St. 367-0544	H. Silaste Arch. Inc. 202-131 Bloor St. W. 923-8989

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U350
Height Limit: 46.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area:	1 115.8 m2	Height:	Storeys: 12 + 4 basements
Frontage:	30.7 m		Metres: 38.0
Depth:	35.3 m		

			Indoor	Outdoor
Residential GFA:	12 157.0 m2	Parking Spaces:	100	
Non-Residential GFA:	168.0 m2	Loading Docks:		
Total GFA:	12 325.0 m2			

DWELLING UNITS

Tenure	**Condo**
3 Bedroom:	43
Total:	43

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	12 157.0 m2	
Retail:	168.0 m2	
Parking & Loading:		4 590.5 m2

PROPOSED DENSITY

Residential Density: 318 uph overall
Non-Residential Density: 0.15

COMMENTS

See also 266 Church Street (east building) which forms part of the same application - page 2.13.

Status: Being processed -Preliminary Report adopted by LUC April 12, 1989.
Data Valid: December 31, 1989 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 11

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385128
Date of Application: August 23, 1985
Date of Revision:

Confirmed Municipal Address: 1 Dundas Street West
Nearest Intersection: west side Bay St south of Dundas St. W

Project Description: A 450 room hotel development expansion of Eaton Centre Phase 2 with daycare facilities.

Applicant	**Agent**	**Architect**
Incorporated Synod	Goodman & Goodman	Webb Zerafa Menkes
Diocese of the City of Toronto	20 Queen St. West	Housden, 961-4111
135 Adelaide St. E.	979-2211	95 St. Clair Ave. W.
363-6021		Zeidler Roberts
		315 Queen St. W.
		596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.31
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: 708-82, 113-83 as amended
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Total GFA: 35 100.0 m2

Height: Storeys: 17

	Indoor	Outdoor
Parking Spaces:	184	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	500.0 m2	
Hotel:	33 600.0 m2	
Parking & Loading:		7 700.0 m2
Recreation:	1 000.0 m2	

APPROVED DENSITY

Total Density: Site Specific By-law 708-82 (as amended)

COMMENTS

Status: Under construction.
Data Valid: December 31, 1989

Planner: Lyn Feldman

Phone: 392-7862/7215

Map Ref. No.: 11

APPLICATION

Development Review:	x	Application Number:	1941
Rezoning:	x	Date of Application:	September 8, 1986
O.P.A.:		Date of Revision:	

Confirmed Municipal Address: 1 Dundas Street West
Nearest Intersection: s/e corner of Dundas St W and Bay St

Project Description: Two office buildings with grade related retail.

Applicant	**Agent**	**Architect**
Cadillac Fairview Corp. 20 Queen St. West 598-8205	Goodman & Goodman 20 Queen St. West 979-2211	Webb Zerafa Menkes Housden 95 St. Clair Ave. W. 961-4111 Zeidler Roberts 315 Queen St. W. 596-8300

PLANNING CONTROLS (For details refer to Chief Building Official)

Official Plan Designation:	HDMCRA, Sec. 11.31
Zoning District:	CR L4.5 U480
Height Limit:	122.5
Site Specific Provision:	708-82, 113-83
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	6 609.0 m2	Height:	Storeys: 45 and 34
Total GFA:	139 236.0 m2		Metres: 208 and 165

	Indoor	Outdoor
Parking Spaces:	515	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	138 619.0 m2	
Retail:	617.0 m2	
Parking & Loading:		19 041.0 m2
Util & Serv:	2 311.0 m2	

APPROVED DENSITY

Total Density: Part of Site Specific By-law for Eaton Centre

COMMENTS

Status: Final report July 3, 1987
Data Valid: December 31, 1989
Planner: Lyn Feldman
Phone: 392-7862/7215

Map Ref. No.: 11

APPLICATION

Development Review:	x	Application Number:	388147
Rezoning:		Date of Application:	August 4, 1988
O.P.A.:		Date of Revision:	March 31, 1989

Confirmed Municipal Address: 1 Dundas St. West
Nearest Intersection: Yonge and Shuter - west side

Project Description: A 31 storey office tower addition to the Eaton Centre

Applicant	**Agent**	**Architect**
The Cadillac Fairw. Corp.	Goodman & Goodman	Crang & Boake Arch.
20 Queen St. W.	3000-20 Queen St. W.	Zeidler Roberts
598-8200	979-2211	

PLANNING CONTROLS (For verification refer to Chief Building official)

Official Plan Designation:	Section 11.31
Zoning District:	CRL4.5U480
Height Limit:	76.0 m
Site Specific Provision:	By-law 887-78, as amended
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION (Office Addition Only)

Height: 31 storey office tower addition

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	75 960 m2	

APPROVED DENSITY

Part of Eaton Centre

COMMENTS

Status: Under construction.
Data Valid: December 31, 1989 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 100

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2155
Date of Application: March 2, 1989
Date of Revision:

Confirmed Municipal Address: 181-191 Dundas Street West & 63 Centre Ave.
Nearest Intersection:

Project Description: Build a 17 storey mixed use building

Applicant	**Agent**	**Architect**
Dundas Centre Holdings Ltd.	Fraser & Beatty	Habash & Lam Architects
189 Dundas St. W.	1 First Cdn. Pl.	38 Amanda Drive
593-6790	863-4404	298-4399

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 13.7 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 236.0 m2
Frontage: 0.0 m
Depth: irregular

Height: Storeys: 17 + 5 basements
Metres: 49.0

Ground Floor: 609.0 m2
Residential GFA: 7 169.2 m2
Non-Residential GFA: 2 472.1 m2
Total GFA: 9 641.3 m2

	Indoor	Outdoor
Parking Spaces:	87	
Loading Docks:	2	

DWELLING UNITS

Tenure:	**Condo**
1 Bedroom:	41
1 Bedroom + Den:	13
2 Bedroom:	28
Total:	82

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	7 169.2 m2	
Retail:	1 608.1 m2	
Restaurant:	864.0 m2	
Utilities:		1 225.3 m2
Parking & Loading:		4 901.2 m2

PROPOSED DENSITY

Residential Density: 5.8
Non-Residential Density: 2.0
Total Density: 7.8

COMMENTS

Status: Being reviewed
Data Valid: December 31, 1989
Planner: Lyn Feldman
Phone: 392-7862/7215

Map Ref. No.: 106

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386161
Date of Application: August 27, 1986
Date of Revision:

Confirmed Municipal Address: 273 Dundas St. W.
Nearest Intersection: south west corner of Dundas St. W. & St. Patrick St.

Project Description: A 7-storey mixed use building

Applicant	Agent	Architect
Lee Tak Enterprises 17 Patrick Blvd. 496-0939	Yip, Ridsdale Allen Arch. 283 Spadina Ave. 593-0229	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U200
Height Limit: 13.7 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 744.0 m2
Frontage: 30.4 m
Depth: irregular

Height: Storeys: 7 + 1 basements
Metres: 23.7

Ground Floor: 400.0 m2
Residential GFA: 600.0 m2
Non-Residential GFA: 1 376.0 m2
Total GFA: 1 976.0 m2

	Indoor	Outdoor
Parking Spaces:	12	
Loading Docks:	yes	

DWELLING UNITS

Tenure:	Condo
4 Bedroom:	3
Total:	3

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail:	400.0 m2	
Office:	976.0 m2	
Residential:	600.0 m2	
Utilities:	114.0 m2	119.8 m2
Parking & Loading:		390.2 m2

APPROVED DENSITY

Residential Density: 0.81
Non-Residential Density: 1.85
Total Density: 2.66

COMMENTS

Status: Council approval April 6, 1987
Data Valid: December 31, 1989
Planner: Helen Coombs
Phone: 392-7339/7613

Map Ref. No.: 103

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2183A
Date of Application: June 16, 1989
Date of Revision:

Confirmed Municipal Address: 100 Edward St.
Nearest Intersection: North side at Elizabeth St.

Project Description: To build a condominium apartment building (site "B")

Applicant
Smye Homes Ltd.
90 Tiverton Ct.
Markham, Ontario
477-7609

Agent
Lyons, Goodman, Iacono
Smith & Berkow
130 Adelaide St. W.
869-0123

Architect
E.I. Richmond Inc.
30 St. Clair Ave. W.

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 435.1 m2
Frontage: 48.9 m
Depth: 29.3 m

Height: Storeys: 23 + 4 basements
Metres: 65.3

Residential GFA: 16 666.0 m2
Non-Residential GFA: 555.2 m2
Total GFA: 17 221.2 m2

	Indoor	Outdoor
Parking Spaces:	149	
Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Bachelors:	21
1 Bedroom:	177
2 Bedroom:	52
Total:	250

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	15 473.0 m2	
Res. Recr.:	1 193.0 m2	
Retail:	555.2 m2	
Parking & Loading:		5 734.0 m2

PROPOSED DENSITY

Residential Density: 11.6
Non-Residential Density: 0.4
Total Density: 12.0

COMMENTS

Part of a larger application connected to 636 Bay Street and 70 Edward St. - see page 2.2.

Status: Being reviewed.
Data Valid: December 31, 1989
Planner: Lyn Feldman
Phone: 392-7862/7215

Map Ref. No.: 110

APPLICATION

Development Review: x		Application Number:	389033A
Rezoning:		Date of Application:	February 16, 1989
O.P.A.:		Date of Revision:	July 21, 1989

Confirmed Municipal Address: **130 Elizabeth Street**
Nearest Intersection: west side north of Dundas St. W.

Project Description: To renovate existing bus terminal building

Applicant	**Agent**	**Architect**
Gray Coach Line Ltd.	T.T.C.	Cole & Sherman
180 Dundas St. W.	1900 Yonge St.	Arch. & Engineers
979-3531	393-4000	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CR L4.5 U480
Height Limit:	76.0 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	2 016.0 m2	Height:	Storeys: 1 + basements
Frontage:	38.6 m		Metres:
Depth:	irregular		

				Indoor	Outdoor
Ground Floor:	380.0 m2	Parking Spaces:			
Non-Residential GFA:	480.0 m2	Loading Docks:			
Total GFA:	480.0 m2				

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Utilities & Transportation:	380.0 m2	100.0 m2

APPROVED DENSITY

Non-Residential Density:	.23	Total Density:	.23

COMMENTS

Part of a larger application with 604 Bay St. - see page 2.1.

Status: Under construction.
Data Valid: December 31, 1989 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 47

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385114
Date of Application: August 1, 1985
Date of Revision: February 18, 1986

Confirmed Municipal Address: **50 Gerrard Street East (Includes: 380 Church St., 56 Gerrard St. E)**
Nearest Intersection: west of Church St.

Project Description: Mixed use building.

Applicant	**Agent**	**Architect**
80237 Canada Limited	Edward G. Pace	Martin Tse
404 - 234 Eglinton Ave. E.	95B Summerhill Avenue	
	482-2203	323-1803

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0
Site Specific Provision: 415-81
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2 400.0 m2
Total GFA: 10 500.0 m2
Height: Storeys: 18

	Indoor	Outdoor
Parking Spaces:	82	

DWELLING UNITS

Tenure:	**Condo**
1 Bedroom:	33
2 Bedroom:	41
3 Bedroom:	8
Total:	82

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	8 800.0 m2	
Office:	700.0 m2	
Retail:	600.0 m2	
Recreation:	400.0 m2	
Parking & Loading:		2 300.0 m2
Other:	400.0 m2	

APPROVED DENSITY

Residential Density: 3.8
Non-Residential Density: 0.5
Total Density: 4.3

COMMENTS

Previous application No. 1499 and 34036. Committee of Adjustment variances granted. Project is subject to Rental Housing Protection Act.

Status: Council approval on October 23, 1985.
Data Valid: December 31, 1989
Planner: Michael Mizzi
Phone: 392-7355/0013

Map Ref. No.: 63

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2124
Date of Application: September 19, 1988
Date of Revision: June 23, 1989

Confirmed Municipal Address: 87 Gerrard Street East
Nearest Intersection: Church, Gould and Mutual Streets

Project Description: New academic building, a two storey underground parking garage for Ryerson's use and University open space area.

Applicant	**Agent**	**Architect**
Ryerson Polytechnical Institute	Aird and Berlis	Norr Partnership Limited
350 Victoria Street	145 King St. E.	40 University Avenue
979-5058	364-1241	977-1266

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 13.7, 23.0, 46.0
Site Specific Provision: 97-80
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 17 807.9 m2
Height: Metres: 19.75

	Indoor	Outdoor
Parking Spaces:	150	

Ground Floor: 4 351.0 m2
Total Institutional GFA: 11 408.0 m2

APPROVED DENSITY

Calculated as part of the Ryerson By-law 97-80.

COMMENTS

See also Development Review application #389193 - see page 2.25.

Status: Building permit issued.
Data Valid: December 31, 1989
Planner: Raymond David
Phone: 392-7862/7860

Map Ref. No.: 63

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389193
Date of Application: November 13, 1989
Date of Revision:

Confirmed Municipal Address: **87 Gerrard St. E.**
Nearest Intersection: south side west of Mutual St.
Project Description: To build a 14 storey student residence plus mech. penthouse on top of an already approved parking garage, linked below grade to institutional building currently under construction.

Applicant	**Agent**	**Architect**
Board of Gov. of Ryerson Polytechnical Institute 350 Victoria St. 979-5058	same as applicant	Jim Strasman Arch. 201-900 Dufferin St. 588-1800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U350;U0S
Height Limit: 23.0 m;46.0 m
Site Specific Provision: 527-89, 97-80
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 7 409.2 m2
Frontage: 104.6 m
Depth: 108.8 m
Ground Floor: 5 606.4 m2
Residential GFA: 17 865.8 m2
Non-Residential GFA: 11 408.0 m2
Total GFA: 29 273.8 m2

Height: Storeys: 14 + penthouse + 2 basements
Metres: 38.9

	Indoor	Outdoor
Parking Spaces:	150 (existing)	

DWELLING UNITS

Tenure:	**Rental** Private
Rooms:	324
Bachelors:	6
1 Bedroom:	10
3+ Bedroom:	51
Total:	67

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	17 865.8 m2	
Institutional:	11 020.0 m2	388.0 m2
Parking & Loading:		5 458.0 m2

PROPOSED DENSITY

Residential Density: 2.4
Non-Residential Density: 1.5
Total Density: 3.9

COMMENTS

See also Rezoning application 2124, p. 2.24.
Status: Being reviewed
Data Valid: January 25, 1990
Planner: Raymond David
Phone: 392-7862/7860

Map Ref. No.: 59

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1551, 34002, 34003
Date of Application: July 30, 1981
Date of Revision: April 4, 1984

Confirmed Municipal Address: **33, 43 Gerrard Street West**
Nearest Intersection: s/s west of Bay Street

Project Description: A 32,000 sq.m. addition to Chelsea Inn, 32,500 sq.m. office development at Bay/Walton and 1,300 sq.m. office/retail buildng on Elm Street.

Applicant	**Agent**	**Architect**
Chelsea Inn 595-1975	Crang & Boake 85 Moatfield Drive 449-1203	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, LDMCRA, Sec. 11.157
Zoning District: CR L4.5 U480
Height Limit: 76.0, 18.0
Site Specific Provision: 284-80, 440-85
Historical Status: see comments
Site Plan Control 239-86

PROJECT INFORMATION

Site Area: 12 100.0 m2
Total GFA: 127 000.0 m2

Height: Storeys: 26, 20

	Indoor	Outdoor
Parking Spaces:	596	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Chelsea Inn		
Hotel:	74 000.0 m2	
Bay/Walton		
Office:	32 500.0 m2	
Elm Street		
Office:	900.0 m2	
Retail:	400.0 m2	

APPROVED DENSITY

Non-Residential Density: 7.8
Total Density: 7.8

COMMENTS

Closing of part of Walton Street. Heritage easement agreement for 8-12 Elm Street

Status: Under construction
Data Valid: December 31, 1989
Planner: Lyn Feldman
Phone: 392-7862/7215

Map Ref. No.: 45

APPLICATION

Development Review:	x	Application Number:	1969
Rezoning:	x	Date of Application:	December 30, 1986
O.P.A.:		Date of Revision:	

Confirmed Municipal Address: **300 Jarvis Street**
Nearest Intersection: west side north of Gerrard St. E.

Project Description: A 16700 sq.m. residential building addition to existing historical hotel.

Applicant	**Agent**	**Architect**
Polygrand Devel. Inc.	Lyons Goodman Iacono	Page and Steele
200-425 Queen St. W.	Smith and Berkow	110 Eglinton Ave. E.
595-5902	869-0123	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA, MDRA, Sec. 11.112
Zoning District:	CR L1 U350, R3 Z3 & Z4
Height Limit:	30.5, 12.0
Site Specific Provision:	725-81, 87-82
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	4 200.7 m2	Height:	Storeys: 10
Frontage:	74.4 m		Metres: 50.4
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	1 232.0 m2	Parking Spaces:	142	
Residential GFA:	11 030.0 m2			
Non-Residential GFA:	7 872.8 m2			
Total GFA:	18 902.8 m2			

DWELLING UNITS

Tenure:	**Condo**
1 Bedroom:	88
2 Bedroom:	36
Total:	124

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	11 030.0 m2	
Retail:	7 872.8 m2	801.0 m2
Open Space:	1 150.0 m2	

APPROVED DENSITY

Residential Density:	2.6	Total Density:	4.5
Non-Residential Density:	1.9		

COMMENTS

300 Jarvis Street is designated. Revisions to approved 1981 scheme.

Status: Under construction
Data Valid: December 31, 1989 Planner: Michael Mizzi Phone: 392-7355/0013

Map Ref. No.: 46

APPLICATION

Development Review:	x	Application Number:	1979
Rezoning:	x	Date of Application:	February 11, 1987
O.P.A.:	x	Date of Revision:	October 8, 1987

Confirmed Municipal Address: **314 Jarvis Street**
Nearest Intersection: west side south of Carlton Street

Project Description: Addition to historic mixed-use building

Applicant	**Agent**	**Architect**
Thyti Limited 411A - 94 Cumberland St. 922-1585	same as architect	John Cowle 109 Queen St. E. 363-9343

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L1 U350
Height Limit: 30.5
Site Specific Provision: none
Historical Status: listed
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 549.0 m2
Frontage: 14.5 m
Depth: 38.1 m

Height: Storeys: 6 + basement

	Indoor	Outdoor
Parking Spaces:		10

Ground Floor: 265.0 m2
Residential GFA: 382.5 m2
Non-Residential GFA: 1 509.3 m2
Total GFA: 1 891.8 m2

DWELLING UNITS

Tenure:	**Rental**
	Private
1 Bedroom:	4
Total:	4

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	382.5 m2	
Office:	1 509.3 m2	
Parking & Loading (at):	232.3 m2	

APPROVED DENSITY

Residential Density: 0.70
Non-Residential Density: 2.75
Total Density: 3.45

COMMENTS

Status: Council approval on July 14, 1989
Data Valid: December 31, 1989
Planner: Michael Mizzi
Phone: 392-7355/0013

Map Ref. No.: 81

APPLICATION

Development Review:	x	Application Number:	1973
Rezoning:	x	Date of Application:	January 16, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **part of 30 Mutual St. & 88 Queen St. E.**
Nearest Intersection: east side north of Queen St. E. (the whole block)

Project Description: Mixed use primarily residential development

Applicant	**Agent**	**Architect**
Allan S. Blott,Fejer 400 - 150 York Street 364-7707	E.I. Richmond, Arch. 30 St. Clair Ave. W. 961-1567	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	S. 11.18/MDMCRA
Zoning District:	CR L2 U350
Height Limit:	46.0
Site Specific Provision:	By-law 742-79 as amended
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	9 959.0 m2	Height:	Storeys: 4-26 + 3 basements
Frontage:	171.5 m		Metres: 70.7
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	6 563.0 m2	Parking Spaces:	690	0
Residential GFA:	65 669.0 m2	Loading Docks:	5	
Non-Residential GFA:	6 710.0 m2			
Total GFA:	72 379.0 m2			

DWELLING UNITS

Tenure:	**Condo**
Bachelors:	42
1 Bedroom:	687
2 Bedroom:	108
3+ Bedroom:	4
Total:	841

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	65 669.0 m2	
Office:	4 660.0 m2	
Retail:	2 050.0 m2	
Parking & Loading:		22 435.4 m2
Recreation Space:	14 715.0 m2	

PROPOSED DENSITY

Residential Density:	6.6	Total Density:	7.27
Non-Residential Density:	0.67		

COMMENTS

Status: Land Use Committee has requested further reports on the inclusion of assisted housing from the Commissioner of Planning and Development, May 11, 1988

Data Valid: December 31, 1989 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 50

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 389131
Date of Application: July 5, 1989
Date of Revision:

Confirmed Municipal Address: 81,83,85,87 Mutual Street
Nearest Intersection: east side north of Shuter Street

Project Description: Eleven-storey condominium apartment building

Applicant	**Agent**	**Architect**
802147 Ontario Ltd. 80 Bloor St. W. 923-3341	Kirshenblatt Koman Assoc. 388 Mount Pleasant Rd. 485-4900	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 46.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 867.0 m2
Frontage: 31.1 m
Depth: 27.1 m

Height: Storeys: 8 + 4 basements
Metres: 24.4

Ground Floor: 450.0 m2
Residential GFA: 3 468.0 m2
Total GFA: 3 468.0 m2

	Indoor	Outdoor
Parking Spaces:	49	

DWELLING UNITS

Tenure:	**Condo**
1 Bedroom:	49
Total:	49

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	3 468.0 m2	
Parking & Loading:		3132.1 m2

APPROVED DENSITY

Residential Density: 4.0
Total Density: 4.0

COMMENTS

Status: Council approval December 14, 1989.
Data Valid: December 31, 1989
Planner: Wendy Johncox
Phone: 392-7187

Map Ref. No.: 55

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2135
Date of Application: November 28, 1988
Date of Revision: September 1989

Confirmed Municipal Address: **80, 90, 92, 94, 96, 100 Mutual St., 125, 143 Dundas St. E., 76 Shuter St., 95 Dalhousie St.**
Nearest Intersection: block bounded by Mutual, Dundas, Dalhousie & Shuter St.

Project Description: An apartment building complex

Applicant	**Agent**	**Architect**
M & C Dev. Inc.	Lyons Goodman Iacono	Young & Wright Arch.
P.O. Box 264, T.D. Centre	130 Adelaide St. W.	172 St. George ST.
363-5100	869-0123	968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA/LDMCRA
Zoning District: CRL2U350/CRL2U150
Height Limit: 18.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9 224.0 m2

Height: Storeys: 18 + 4 basements
Metres: 52.6 to roof

Residential GFA: 54 351.0 m2
Non-Residential GFA: 993.0 m2
Total GFA: 55 344.0 m2

	Indoor	Outdoor
Parking Spaces:	582	
Loading Docks:		

DWELLING UNITS

Tenure:	**Rental**	
	Private	Assisted
Bachelors:	146	
1 Bedroom:	369	
2 Bedroom:	104	
Total:	619	105

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	54 351.0 m2	
Retail:	993.0 m2	
Parking & Loading:		18 923.7 m2

PROPOSED DENSITY

Residential Density: 5.9
Non-Residential Density: 0.1
Total Density: 6.0

COMMENTS

Above figure assumes that land to accommodate 105 social housing units to be conveyed to the City.

Status: Being processed - Preliminary report adopted by LUC February 15, 1989.
Data Valid: December 31, 1989 Planner: Raymond David Phone: 329-7862/7860

Map Ref. No.: 102

APPLICATION

Development Review:		Application Number:	2093
Rezoning:	x	Date of Application:	July 12, 1988
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 96 St. Patrick St.
Nearest Intersection: west side of St. Patrick, south of Dundas St. West

Project Description: Build an 18-storey apartment hotel building

Applicant	Agent	Architect
Pageover Developments Ltd.	Aird & Berlis	Kirshenblatt Korman Assoc.
4800 Dufferin St.	145 King St. West	388 Mount Pleasant Rd.
661-9290	364-1241	485-4900

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 36.5 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area:	2 071.0 m2	Height:	Storeys: 18 + 3 basements	
Frontage:	55.1 m		Metres: 50.4	
Depth:	37.5 m			
			Indoor	Outdoor
Ground Floor:	1 922.3 m2	Parking Spaces:	165	
Residential GFA:	18 446.2 m2	Loading Docks:		
Non-Residential GFA:	1 500.6 m2			
Total GFA:	19 946.8 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	66
1 Bedroom:	166
2 Bedroom:	66
Total:	298

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	18 446.2 m2	
Office:	1 500.6 m2	
Parking & Loading:		6 072.0 m2

PROPOSED DENSITY

Residential Density: 8.9
Non-Residential Density: 0.73
Total Density: 9.63

COMMENTS

Status: Being reviewed
Data Valid: December 31, 1989
Planner: Helen Coombs
Phone: 392-7339/7613

Map Ref. No.: 107

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2176
Date of Application: May 5, 1989
Date of Revision: February 6, 1990

Confirmed Municipal Address: **121 St. Patrick St.**
Nearest Intersection: east side of St. Patrick south of Dundas St. West

Project Description: To build a commercial/residential building. Two towers.

Applicant	**Agent**	**Architect**
718208 Ont. Inc. 21 Tahoe Crt.	J. M. Ayres 130 Adelaide St. W. 869-0123	P. Turner

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA SE Spadina Part II
Zoning District: CR L2 U350
Height Limit: 36.5 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 000.0 m2
Frontage: 18.1 m
Depth: irregular

Height: Storeys: 13 + 3 basements
Metres: 35.8

Residential GFA: 4 552.0 m2
Non-Residential GFA: 1 994.0 m2
Total GFA: 6 546.0 m2

	Indoor	Outdoor
Parking Spaces:	32 + 6 tandem	
Loading Docks:	1	1

DWELLING UNITS

Tenure:	**Condo**
Bachelors:	13
1 Bedroom:	14
2 Bedroom:	22
Total:	49

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	4 552.0 m2	
Office:	1 994.0 m2	
Parking & Loading:		1 911.4 m2

PROPOSED DENSITY

Residential Density: 490 uph
Non-Residential Density: 1.99
Total Density: 6.55

COMMENTS

Status: Application received
Data Valid: January 31, 1990
Planner: Helen Coombs
Phone: 392-7339/7613

Map Ref. No.: 37

APPLICATION

Development Review:	x	Application Number:	1981
Rezoning:	x	Date of Application:	February 18, 1987
O.P.A.:		Date of Revision:	January 19, 1988

Confirmed Municipal Address: **222 St. Patrick St., 153, 155 McCaul St.**
Nearest Intersection: south west corner of St. Patrick St. and Elm St.

Project Description: A 5 storey student residence containing 47 rooms annexed to the Toronto Institute of Medical Technology plus a recreational facility

Applicant	**Agent**	**Architect**
Toronto Inst. of Med. Tech.	Holden, Murdoch & Finlay	Bregman & Hamann
222 St. Patrick St.	First Cdn. Pl., #6100	481 University Ave.
596-3101	863-5620	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CRL1U200
Height Limit: 13.7 m
Site Specific Provision: none
Historical Status: none
Site Plan Control: yes

PROJECT INFORMATION

Site Area:	3 100.7 m2	Height:	Storeys: 15 + 3 basements
Frontage:	36.8 m		Metres:
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	2 223.0 m2	Parking Spaces	66	
Non-Residential GFA:	19 032.0 m2	Loading Docks:	1	
Total GFA:	19 032.0 m2			

DWELLING UNITS

Tenure:	Rental Private
Total:	47

FLOOR AREA BREAKDOWN Addition Only

Land Use	Above Grade	Below Grade
Hostel:	2 689.6 m2	910.0 m2

APPROVED DENSITY

Non-Residential Density: 6.1 Total Density: 6.1

COMMENTS

Status: Under construction
Data Valid: December 31, 1989 Planner: Helen Coombs Phone: 392-7339/7613

Map Ref. No.: 105

APPLICATION

Development Review:	x	Application Number:	1698, 33059
Rezoning:	x	Date of Application:	July 13 & 14, 1983
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 172, 180, 190 Simcoe Street
Nearest Intersection: north west corner of Simcoe St. & Pullan Pl.

Project Description: 1700 sq.m. addition to office building.

Applicant	**Agent**	**Architect**
Canada Life Assur. Co.	McCarthy & McCarthy	
330 University Avenue	Toronto Dominion Cnetre	
597-1456	362-1812	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.12
Zoning District: CR L2 U350
Height Limit: 36.5 m
Site Specific Provision: 615-79, 827-85, 826-85
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 12 000.0 m2
Height: Storeys: 10
Metres: 42.0

Total GFA: 48 100.0 m2

	Indoor	Outdoor
Parking Spaces:	255	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	36 707.0 m2	
Parking & Loading:	11 400.0 m2	

APPROVED DENSITY

Non-Residential Density: 4.0
Total Density: 4.0

COMMENTS

Status: Approvals received but no building permit application.
Data Valid: December 31, 1989 Planner: Helen Coombs Phone: 392-7339/7613

Map Ref. No.: 93

APPLICATION

Development Review:	x	Application Number:	1910a
Rezoning:	x	Date of Application:	February 11, 1986
O.P.A.:	x	Date of Revision:	June 9, 1987

Confirmed Municipal Address: **248 Simcoe Street**
Nearest Intersection: west side south of Dundas Street West

Project Description: Two 14 storey residential towers

Applicant	**Agent**	**Architect**
M.H.K. Wong, Arch. 1702 - 1 Dundas Street West 598-0182	same as applicant	same as applicant

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CR L2 U350
Height Limit:	36.5
Site Specific Provision:	171-88
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1 361.0 m2	Height	Storeys: 13 + mezz. + basement	
Frontage:	18.4 m			
Depth:	73.8 m		Metres: 36.5	
			Indoor	Off Site
Ground Floor:	516.0 m2	Parking Spaces:	38	17
Residential GFA:	10 017.0 m2			
Total GFA:	10 017.0 m2			

DWELLING UNITS

Tenure:	**Rental** Assisted
Bachelors:	26
1 Bedroom:	31
2 Bedrooms:	40
3+ Bedrooms:	12
Total	109

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	10 017.0 m2	
Parking & Loading:		1 356.0 m2

APPROVED DENSITY

Residential Density: 7.4 (801 uph) Total Density: 7.4 (801 uph)

COMMENTS

Agreement between owner of 248 Simcoe Street and 444 University Avenue and City under S. 36 of the Planning Act to convey this site to the City.
Status: Under construction

Data Valid: December 31, 1989 Planner: Helen Coombs Phone: 392-7339/7613

APPLICATION

Development Review:	x	Application Number:	1910
Rezoning:	x	Date of Application:	February 11, 1986
O.P.A.:	x	Date of Revision:	June 1, 1987

Confirmed Municipal Address: **434, 444, 454 University Ave.**
Nearest Intersection: s/w corner of University Ave. & Dundas St.W.

Project Description: A 19 storey commercial building with two levels of underground parking

Applicant	**Agent**	**Architect**
M.M. K. Wong, Arch 1702 - 1 Dundas St. W. 598-0182	Pepino, Aird, etc. 145 King St. W. 364-1241	same as applicant

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U480
Height Limit:	76.0
Site Specific Provision:	
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	2 766.0 m2	Height	Storeys: 19 + 2 basements
Frontage:	71.3 m		Metres: 77.0
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	1 520.0 m2	Parking Spaces:	120	
Non-Residential GFA:	27 660.0 m2	Loading Docks:	2	
Total GFA:	27 660.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	24 527.0 m2	
Retail:	3 133.0 m2	
Services:	4 321.0 m2	
Parking & Loading:		4 959.6 m2
TTC Connection:	44.0 m2	120.0 m2

APPROVED DENSITY

Non-Residential Density: 10.0 Total Density: 10.0

COMMENTS

Agreement proposed between owner of 248 Simcoe Street and 444 University Avenue and the City under S. 36 of the Planning Act to convey 248 Simcoe Street to the City.

Status: Under construction. Application being revised.
Data Valid: December 31, 1989 Planner: Helen Coombs Phone: 392-7339/7613

Map Ref. No.: 32

APPLICATION

Development Review: x		Application Number:	388123
Rezoning:		Date of Application:	July 8, 1988
O.P.A.:		Date of Revision:	

Confirmed Municipal Address: **525 University Avenue**
Nearest Intersection: at Elm Street

Project Description: To build an office building with retail on ground floor

Applicant	**Agent**	**Architect**
Univ./Elm Holding Ltd. 1867 Alta Vista Dr. Ottawa, Ontario 613-731-9013	Goodman & Goodman 20 Queen St. 979-2211	Page & Steele Arch.

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCR - Section 11.150
Zoning District:	CR L4.5 U480
Height Limit:	62.0 m
Site Specific Provision:	By-law 367-84
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	2 254.8 m2	Height:	Storeys: 14 + 4 basements
Frontage:	32.9 m		Metres: 54.8 m
Depth:	68.8 m		

			Indoor	Outdoor
Ground Floor:	996.0 m2	Parking Spaces:	184	
Non-Residential GFA:	18 048.0 m2			
Total GFA:	18 048.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	17 258.0 m2	
Retail:	790.0 m2	
Parking & Loading:		8 470.0 m2

APPROVED DENSITY

Non-Residential Density: 8.0 Total Density: 8.0

COMMENTS

Status: Under construction.
Data Valid: December 31, 1989 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 61

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386207
Date of Application: November 3, 1986
Date of Revision:

Confirmed Municipal Address: 555 University Avenue
Nearest Intersection: s/e corner of University Ave. & Gerrard St.W.

Project Description: An eight-storey hospital use addition to hospital.

Applicant	**Agent**	**Architect**
Hospital for Sick Children 597-1500	Zeidler Roberts Arch. 315 Queen Street West 596-8300	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: QR L5 U480
Height Limit: 76.0
Site Specific Provisions:
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 27 040.9 m2
Frontage: 123.4 m
Depth: irregular
Total GFA: (Existing & Proposed) 125 013.7 m2

Height: Storeys: 14 + 5 basements

	Indoor	Outdoor
Parking Spaces:	963	

DWELLING UNITS

FLOOR AREA BREAKDOWN (New Construction Only)

Land Use	Above Grade	Below Grade
Parking & Loading:		43 370.0 m2
Hospital:	56 210.0 m2	6 084.0 m2

APPROVED DENSITY

Non-Residential Density: 4.5
Total Density: 4.5

COMMENTS

Status: Under construction
Data Valid: December 31, 1989
Planner: Lyn Feldman
Phone: 392-7762/7215

Map Ref. No.: 111

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 32114/32115
Date of Application: November 25, 1982
Date of Revision:

Confirmed Municipal Address: 600 University Ave.
Nearest Intersection: west side of University between Elm St. and College St.

Project Description: Phase 2 addition to Mount Sinai Hospital

Applicant	**Agent**	**Architect**
Mount Sinai Hospital 600 University Ave.	Rosenberg, Smith Paton, Hyman 1800-120 Adelaide St. W.	Mendelow Glazier Ghatalia 333-3995 Bathurst St. Downsview, Ontario 638-1110

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional Area
Zoning District: QR L8 U480
Height Limit: 76.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 15 273.8 m2 (including 550 University)
Frontage: 185.0 m
Depth: irregular

Height: Storeys: 18
Metres: 84.4

Non-Residential GFA: 89 722.3 m2
Total GFA: 89 722.3 m2

Parking Spaces: Indoor Outdoor

DWELLING UNITS

FLOOR AREA BREAKDOWN (Phase 2 addition only)

Land Use	**Above Grade**	**Below Grade**
Hospital:	7 869.0 m2	

APPROVED DENSITY

Non-Residential Density: 5.87
Total Density: 5.87

COMMENTS

Status: Under construction

Data Valid: December 31, 1989
Planner: Helen Coombs
Phone: 392-7339/7613

APPLICATION

Development Review:		Application Number:	2127
Rezoning:	x	Date of Application:	October 7, 1988
O.P.A.:	x	Date of Revision:	August 14, 1989

Confirmed Municipal Address: 620 University Avenue
Nearest Intersection: west side south of College Street

Project Description: New Princess Margaret Hospital

Applicant	**Agent**	**Architect**
The Ont. Cancer Institute 500 Sherboune St.	Houser, Henry 2000-145 King St. W. 362-3411	Zeidler, Roberts

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: QRL8U480
Height Limit: 76.0
Site Specific Provision: none
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 5 705.1 m2
Frontage: 68.4 m
Depth: 83.7 m

Height: Storeys: 20.0
Metres: 94.0

Ground Floor: 3 495.0 m2
Non-Residential GFA: 92 771.0 m2
Total GFA: 92 771.0 m2

	Indoor	Outdoor
Parking Spaces:	under review	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Institutional:	62 284.0 m2	9 751.0 m2
Existing Office:	18 803.0 m2	1 933.0 m2

PROPOSED DENSITY

Non-Residential Density: 16.26
Total Density: 16.26

COMMENTS

Status: Being processed
Data Valid: December 31, 1989
Planner: Helen Coombs
Phone: 392-7339/7613

APPLICATION

Development Review:	x	Application Number:	1818 & 385021
Rezoning:	x	Date of Application:	January 28, 1985
O.P.A.:	x	Date of Revision:	February 12, 1985

Confirmed Municipal Address: 277 Victoria Street
Nearest Intersection: n/e corner of Victoria St. & Dundas St. E.

Project Description: A 3800 m2 office and athletic club addition on 4 floors to office building.

Applicant	Agent	Architect
Inaugural Investments Ltd.	W. Vaughan (Solicitor)	Aaron Landau
920-8880	863-0711	10 Britain St.
		868-0111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.155
Zoning District: CR L2 U350
Height Limit: 46.0
Site Specific Provision: 595-85
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 000.0 m2
Total GFA: 10 925.0 m2
Height: Storeys: 10

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	8 000.0 m2	
Retail:	500.0 m2	
Other:	700.0 m2	
Sports Club:	1 625.0 m2	

APPROVED DENSITY

Non-Residential Density: 10.9 Total Density: 10.9

COMMENTS:

Status: Under construction
Data Valid: December 31, 1989 Planner: Wendy Johncox Phone: 392-7187

Map Ref. No.: 97

APPLICATION

Development Review:	x	Application Number:	2046
Rezoning:	x	Date of Application:	December 23, 1987
O.P.A.:	x	Date of Revision:	April 28, 1989

Confirmed Municipal Address: 173, 177, 181, 185 Yonge Street and 8, 10, 12 Queen Street East
Nearest Intersection: n/e corner of Yonge St. & Queen St. E.

Project Description: Office building with retail at grade that integrates the historic Bank of Montreal building into the new building

Applicant	**Agent**	**Architect**
Campeau Corporation	WZMH Architects 95 St. Clair Ave. West 961-4111	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District,Sec.11-38,OPA 39,43,46,51,65
Zoning District: CR L8 U400
Height Limit: 46 m
Site Specific Provision: none
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area:	2 820.7 m2	Height:	Storeys: 17 + 3 basements
Frontage:	50.4 m		Metres: 72.3
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	1 960.0 m2	Parking Spaces:	105	
Non-Residential GFA:	33 846.4 m2	Loading Docks:	5	
Total GFA:	33 846.4 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	31 976.1 m2	
Retail:	1 160.4 m2	
Parking & Loading:		4 877.3 m2
Other:	709.9 m2	

PROPOSED DENSITY

Non-Residential Density: 12 Total Density: 12

COMMENTS

173 Yonge Street is designated (Bank of Montreal building)

Status: Application revised - being reviewed
Data Valid: December 31, 1989 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 38

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2139
Date of Application: December 30, 1988
Date of Revision:

Confirmed Municipal Address: **229 Yonge St.**
Nearest Intersection: east side at Shuter St.

Project Description: Renovation and new below grade addition to existing historic building for cinemas

Applicant	**Agent**	**Architect**
Famous Players Inc. 146 Bloor St. W. 964-5800	Berridge Lewinberg & Greenberg 133 Richmond St. W. 363-9004	M. Sprachman

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR14.5U480
Height Limit: 30.5
Site Specific Provision: no
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 536.8 m2
Frontage: 41.1 m
Depth: 36.8 m

Height: Storeys: 5 + 3 basements
Metres:

Total GFA: 10 559.3 m2
Ground Floor: 1 490.2 m2
Non-Residential GFA: 10 559.3 m2

	Indoor	Outdoor
Parking Spaces:		
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	5 409.8 m2	
Retail:	1 490.2 m2	3 659.3 m2

PROPOSED DENSITY

Total Density: 6.87
Non-Residential Density: 6.87

COMMENTS

Status: Being processed - Preliminary Report, adopted by LUC May 24, 1989.
Data Valid: December 31, 1989 Planner: Wendy Johncox Phone: 392-7187

Map Ref. No.: 40

APPLICATION

Development Review:	x	Application Number:	388101
Rezoning:		Date of Application:	September 6, 1988
O.P.A.:		Date of Revision:	December 1, 1988

Confirmed Municipal Address: **384, 396, 404, 406, 444 Yonge St., 44 Gerrard St. W., 25 Hayter St., 715 Bay St.**
Nearest Intersection: Block bounded by College, Yonge, Gerrard, Bay St.

Project Description: To build a condominium project (Yonge Res. Liberties, Buildings IV, V, VI.)

Applicant	**Agent**	**Architect**
Toronto College Pk. Ltd.	Blake Cassels Graydon	J.Bodgan Assoc.Arch.
1900 - 777 Bay St.	Comm. Court West	306 Sherbourne St.
597-0126	863-2946	961-3416

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA, Sec. 11.43
Zoning District:	CRL4.5U480
Height Limit:	76.0
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	49 819.0 m2	Height:	Storeys: 22 + 3 basements	
Frontage:	153.1 m		Metres: 47.6	
Depth:	irregular			
			Indoor	Outdoor
Ground Floor:	3 354.7 m2	Parking Spaces:	307	
Residential GFA:	57 647.1 m2	Loading Docks:		
Non-Residential GFA:	1 909.7 m2			
Total GFA:	59 556.8 m2			

DWELLING UNITS

Tenure:	**Condo**
Bachelors:	206
1 Bedroom:	294
2 Bedroom:	130
Total:	630

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	52 840.9 m2	
Retail Rec.:	3 259.4 m2	160.9 m2
Retail:	1 909.7 m2	
Warehouse:		1 385.9 m2
Ped. Walkway:	169.5 m2	
Parking & Loading:		9 982.1 m2

PROPOSED DENSITY

Density: Part of College Park

COMMENTS

Status: Being reviewed
Data Valid: December 31, 1989 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 68

APPLICATION

Development Review:	x	Application Number:	388160
Rezoning:		Date of Application:	August 29, 1988
O.P.A.:		Date of Revision:	June 1, 1989

Confirmed Municipal Address: **437, 441 Yonge Street**
Nearest Intersection: east side at Carlton Street

Project Description: An 18 storey mixed use building containing 243 condominium apt. and street-related retail.

Applicant	**Agent**	**Architect**
Lee Dev. Corp.	Goodman & Carr	Page & Steele
326 Sheppard Ave. E.	2300-200 King St. W.	110 Eglinton Ave. E.
733-1817	595-2404	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR1.4.5 U480
Height Limit:	46.0
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	2 475.0 m2	Height:	Storeys: 18 + 3 basements
Frontage:	65.5 m		Metres: 54.0
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	1 461.0 m2	Parking Spaces:	150	
Residential GFA:	18 064.0 m2	Loading Docks:	2	
Non-Residential GFA:	1 110.0 m2			
Total GFA:	19 174.0 m2			

DWELLING UNITS

Tenure:	**Condo**
Bachelors:	30
1 Bedroom:	135
2 Bedroom:	78
Total:	243

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	18 064.0 m2	
Retail:	1 110.0 m2	
Utilities:		560.7 m2
Parking & Loading:		6 921.6 m2

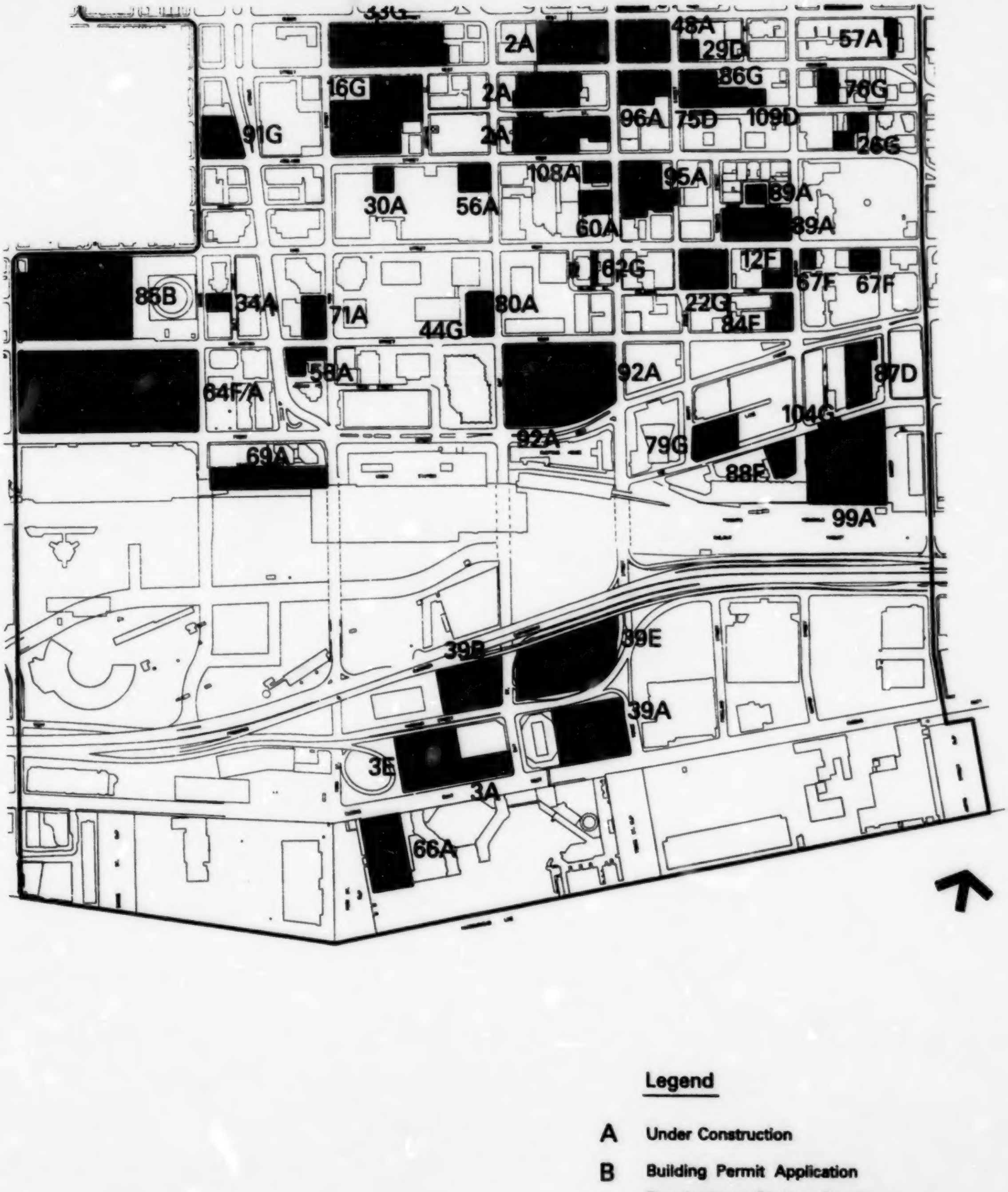
APPROVED DENSITY

Residential Density:	7.3	Total Density:	7.75
Non-Residential Density:	0.45		

COMMENTS

Status: Building Permit Application
Data Valid: December 31, 1989 Planner: Michael Mizzi Phone: 392-7355/0013

MAP III



33G
2A
48A
29D
57A
16G
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86G
76G
91G
2A
96A
75D
109D
26G
108A
95A
30A
56A
89A
60A
89A
62G
12F
85B
34A
71A
80A
67F
67F
22G
44G
84F
58A
92A
87D
64F/A
104G
92A
79G
69A
88F
99A
39E
39B
39A
3E
3A
66A

Legend

A Under Construction

B Building Permit Application

C Development Review Report Approved by Council/Commissioner

D Development Review Application

E Site Specific By-Law Approved By O. M. B./Minister

F Site Specific By-Law Approved By Council

G Rezoning and /or O.P.A. Application

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389009
Date of Application: January 11, 1989
Date of Revision:

Confirmed Municipal Address: 105 Adelaide Street West
Nearest Intersection: south side of Adelaide St. W. between York and Bay

Project Description: Make alterations and additions to an existing commercial building

Applicant	**Agent**	**Architect**
M & C Developments Inc.	Goodman and Goodman	Bregman & Hamann
2202 Eglinton Ave. E.	20 Queen St. W., Ste. 3000	481 University Ave.
759-6777	979-2211	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR1.8U400
Height Limit: None
Site Specific Provision: By-law 47-80
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2 285.6 m2
Frontage: 39.8 m
Depth: 57.4 m

Height: Storeys: 12
Metres: 48.2

Ground Floor: 991.4 m2
Non-Residential GFA: 22 847.2 m2
Total GFA: 22 847.2 m2

	Indoor	Outdoor
Parking Spaces:	78	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	18 065.0 m2	
Retail:	1 017.0 m2	1 269.5 m2
Utilities:		1 297.8 m2
Parking & Loading:	2 495.7 m2	2 495.7 m2

APPROVED DENSITY

Total Density: Part of First Canadian Place

COMMENTS

Status: Under construction.
Data Valid: December 31, 1989
Planner: Wendy Johncox
Phone: 392-7187

Map Ref. No.: 3

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386189
Date of Application: October 6, 1986
Date of Revision:

Confirmed Municipal Address: **10 Bay Street**
Nearest Intersection: north east corner of Bay St. & Queens Quay West

Project Description: Office, retail building (Phase II of Waterpark Place).

Applicant	**Agent**	**Architect**
Campeau Corporation 868-6460	Bregman & Hamann 481 University Ave. 596-2299	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Central Harbour
Zoning District: C1 V2
Height Limit:
Site Specific Provision: 503-84, 504-84, 506-84, 508-84
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 15 782.2 m2
Frontage: 88.0 m
Depth: 181.0 m
Total GFA: 33 051.0 m2

Height: Storeys: 35 + 3 basements

	Indoor	Outdoor
Parking Spaces:	138	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	31 363.0 m2	
Retail:	767.0 m2	
Storage:	921.0 m2	
Util & Serv:	3 469.0 m2	
Parking & Loading:		5 223.0 m2

APPROVED DENSITY

Total Density: Site Specific By-law 508-84

COMMENTS

Rezoning application #1629 for this site is for a density transfer proposal with the Bank of Nova Scotia project (44 King St. W.). It is subject to a C. of A. application.

Status: Under construction
Data Valid: December 31, 1989
Planner: Allen Appleby
Phone: 392-7611/7449

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1986a
Date of Application: March 30, 1987
Date of Revision: November 30, 1987

Confirmed Municipal Address: **159, 181, 189, 197, 199 Bay Street and 30, 32, 36, 38, 40, 42, 44 Yonge Street; 1, 3, 5, 9, 11, 15, 21, 25, 27 Wellington Street West; 10, 20, 26, 32 Front Street West**
Nearest Intersection: whole block bounded by Bay, Wellington, Yonge and Front

Project Description: A commercial complex with below grade facilities and incorporating some historical buildings - Phase I of BCE

Applicant	**Agent**	**Architect**
BCE Development Corporation	Goodman and Goodman	Bregman & Hamann
3850 Bank Tower, T-D Centre	3000 - 20 Queen St. W.	481 University Ave
369-2300	979-2211	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: Site Specific
Site Specific Provision: 44-88
Historical Status: yes
Site Plan Control: 239-86

PROJECT INFORMATION Phases I & II

Site Area: 21 815.0 m2

Height:		Phase I	Phase II
	Storeys:	53 + 5 basements	43 + 5 basements
	Metres:	234.8	215.0

	Indoor	Outdoor
Parking Spaces:	645	
Loading Docks:	8	

Ground Floor: 5 547.1 m2
Residential GFA: none
Non-Residential GFA: 132 382.7 m2
Total GFA: 132 382.7 m2

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	2 016.4 m2	
Office:	121 285.3 m2	
Retail:	3 135.4 m2	5 945.6 m2
Ped. Walkway:	981.0 m2	131.9 m2
Services:	9 122.8 m2	4 064.4 m2
Parking & Loading:		35 019.1 m2

APPROVED DENSITY (Phases I & II)

Non-Residential Density: 12.0
Total Density: 12.0

COMMENTS

Status: Under construction
Data Valid: December 31, 1989
Planner: Anne Milchberg
Phone: 392-7862/7216

Map Ref. No.: 92

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 1986b/388178
Date of Application: September 19, 1988
Date of Revision:

Confirmed Municipal Address: 159, 181, 189, 197, 199 Bay St., 30, 32, 36, 38, 40, 42, 44 Yonge St., 1, 3, 5, 9, 11, 15, 21, 25, 27 Wellington St. W., 10, 20, 26, 32 Front St. W
Nearest Intersection: the whole block bounded by Bay, Yonge, Wellington and Front St. W.

Project Description: To build PH II of B.C.E. Place

Applicant	Agent	Architect
BCE Dev. Corp.	Goodman & Goodman	Bregman & Hamann
3850 TD Bank Tower	20 Queen St. W.	481 University Ave.
369-2300	979-2211	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CRL8U400
Height Limit:	137.2
Site Specific Provision:	44-88
Historical Status:	yes
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	21 815.0 m2
Frontage:	178.5 m
Depth:	irregular

Height: Storeys: 53 + 5 basements
Metres: 234.8

Ground Floor:	13 418.0 m2
Non-Residential GFA:	270 034.2 m2
Total GFA:	270 034.2 m2

	Indoor	Outdoor
Parking Spaces:	1684	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	112 238.8 m2	
Retail:	4 161.0 m2	5 611.5 m2
Ped. Walkway:	4 122.0 m2	1 505.0 m2
Utilities:	16075.3 m2	2 538.6 m2
Parking & Loading:		32 338.5 m2

APPROVED DENSITY (Phase I & II)

Non-Residential Density: 12.0
Total Density: 12.0

COMMENTS

Status: Under Construction
Data Valid: December 31, 1989
Planner: Anne Milchberg
Phone: 392-7862/7216

Map Ref. No.: 44

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2148
Date of Application: February 2, 1989
Date of Revision:

Confirmed Municipal Address: **220 Bay Street**
Nearest Intersection: west side at Wellington St. W.

Project Description: A commercial office building

Applicant	**Agent**	**Architect**
Regentor IC. Prop. Inc. 1100-350 Bay St. 364-7800	Stikeman, Elliott Commerce Court W. 13 Fl. 869-5665	Page & Steele 110 Eglinton Ave. E.

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8U400
Height Limit: none
Site Specific Provision: none
Historical Status: none
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 784.9 m2*
Frontage: 18.9 m
Depth: 34.4 m

Height: Storeys: 16 + penthouse + 3 basements
Metres: 65.9

Ground Floor: 576.9 m2
Non-Residential GFA: 9 418.7 m2
Total GFA: 9 418.7 m2

	Indoor	Outdoor
Parking Spaces:	34	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	9 090.4 m2	
Retail:	328.3 m2	
Warehouse:		784.9 m2
Utilities:	1 096.1 m2	
Parking & Loading:		1 569.8 m2

PROPOSED DENSITY

Non-Residential Density: 12.0
Total Density: 12.0

COMMENTS

*Site area includes remaining portion of Mincing Lane.

Status: Being processed - preliminary report adopted by LUC Sept. 13, 1989.
Data Valid: December 31, 1989
Planner: Anne Milchberg
Phone: 392-7862/7216

Map Ref. No.: 80

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2005
Date of Application: June 6, 1987
Date of Revision:

Confirmed Municipal Address: **222, 226, 230, 232 Bay Street and part of Mincing Lane closed**
Nearest Intersection: w/s north of Wellington St. W

Project Description: Office building to incorporate a design exchange in the old Toronto Stock Exchange

Applicant	**Agent**	**Architect**
Toronto-Dominion Centre 5500 T-D Tower 982-8222	Goodman & Goodman 3000 - 20 Queen St. W. 979-2211	Bregman and Hamann & Scott Associates 481 University Ave. 596-2299/971-5200

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: none
Site Specific Provision: 207-88, 946-88
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2 053.8 m2
Frontage: 50.5 m
Depth: irregular

Ground Floor: 1 693.4 m2
Non-Residential GFA: 51 252.2 m2
Total GFA: 51 252.2 m2

Height: Storeys: 31 + 3 basements
Metres: 133.5

	Indoor	Outdoor
Parking Spaces:	48	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Institutional:	3 834.9 m2	
Office:	46 332.2 m2	
Retail:		526.8 m2
Parking & Loading:		558.3 m2

APPROVED DENSITY

Non-Residential Density: 11.9
Total Density: 11.9

COMMENTS

232 Bay Street, the old Toronto Stock Exchange, is designated. Density calculations include 55, 77 King St. W. and 100 Wellington St. W.

Status: Under construction
Data Valid: December 31, 1989
Planner: Paula Dill
Phone: 392-7862/7365

Map Ref. No.: 56

APPLICATION

Development Review:	x	Application Number:	1839
Rezoning:	x	Date of Application:	April 22, 1985
O.P.A.:		Date of Revision:	December 6, 1985

Confirmed Municipal Address: 304, 320 Bay Street
Nearest Intersection: s/w corner of Bay St. and Adelaide St. W.

Project Description: Addition to office building.

Applicant	**Agent**	**Architect**
BCE Realty Inc.	Blake, Cassels & Graydon	Bregman & Hamann
3850 Bank Tower	P.O. Box 25	481 University Ave.
T-D Centre	Commerce Court W.	596-2299
369-2300	863-2400	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District, Sec. 11.29
Zoning District: CR L8 U400
Height Limit: 137.0
Site Specific Provision: 34-76
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2 100.0 m2
Total GFA: 28 800.0 m2
Height: Storeys: 19

DWELLING UNITS

FLOOR AREA BREAKDOWN (New Construction Only)

Land Use	**Above Grade**	**Below Grade**
Office:	7 435.0 m2	

APPROVED DENSITY

Non-Residential Density: 13.8
Total Density: 13.8

COMMENTS

320 Bay Street is designated

Status Under construction
Data Valid: December 31, 1989
Planner: Barry Brooks
Phone: 392-7187/7196

Ref Map. No.: 99

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387240
Date of Application: September 24, 1987
Date of Revision: May 4, 1988

Confirmed Municipal Address: **1 Church Street**
Nearest Intersection: east side south of Wilton Street

Project Description: An extension to municipal Carpark No. 43

Applicant	**Agent**	**Architect**
The Parking Authority 33 Queen Street East 393-7275	same as applicant	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: C.3 V.4
Height Limit: 16.0
Site Specific Provision:
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 6 032.0 m2
Frontage: 46.8 m
Depth: 139.4 m

Height: Storeys: 6

Ground Floor: 4 800.0 m2
Non-Residential GFA: 28 340.0 m2
Total GFA: 28 340.0 m2

	Indoor	Outdoor
Parking Spaces:	945	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Services:	744.0 m2	
Parking & Loading:	27 596.0 m2	

APPROVED DENSITY

Non-Residential Density: 4.7
Total Density: 4.7

COMMENTS

Status: Under construction
Date: December 31, 1989
Planner: Helen Bulat
Phone: 392-7335/7573

Map Ref. No.: 104

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2160
Date of Application: March 22, 1989
Date of Revision: July 20, 1989

Confirmed Municipal Address: **1, 1A Church St. and Wilton St. closed**
Nearst Intersection: east side of Church St. south of The Esplanade, east and west of Market Street.

Project Description: To build 511 social housing units, some retail and daycare, and a parkette.

Applicant	**Agent**	**Architect**
City of Tor. Housing Dept. 112 Elizabeth St. 392-6613	same as applicant	M. Spaziani 14 Verral Ave. 778-4060

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA;MDRA
Zoning District: C.3 V.4
Height Limit: 16.8 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 12 492.3 m2
Frontage: 65.0 m
Depth: irregular

Height: Storeys: 6 to 12 + basement
Metres: 18.2 to 35.1 m

Ground Floor: 4 869.3 m2
Residential GFA: 45 812.1 m2
Non-Residential GFA: 3 378.5 m2
Total GFA: 60 470.1 m2

	Indoor	Outdoor
Parking Spaces:	255	
Loading Docks:	2 type B	

DWELLING UNITS

Tenure:	**Rental Assisted**
1 Bedroom:	347
2 Bedroom:	135
3 Bedroom:	29
Total:	511

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	45 812.1 m2	
Retail.:	2 108.0 m2	
Parking:		11 279.5 m2
Office:	868.2 m2	
Daycare:	402.3 m2	

PROPOSED DENSITY

Residential Density: 3.6
Non-Residential Density: 0.27
Total Density: 3.87

COMMENTS

Status: Being processed - Preliminary report adopted by LUC on November 8, 1989.
Data Valid: December 31, 1989 Planner: Helen Bulat Phone: 392-7335/7573

Map Ref. No.: 87

APPLICATION

Development Review:	x	Application Number:	389142
Rezoning:		Date of Application:	July 14, 1989
O.P.A.:		Date of Revision:	

Confirmed Municipal Address: 77, 81, 85 Front St. E.
Nearst Intersection: south side west of Market St.

Project Description: To build new condominium project incorporating historical buildings

Applicant	**Agent**	**Architect**
77-85 Front St. Dev. Ltd.	Diamond, Fairbairn & Steinberg	T. Altosaar
30 St. Clair Ave. W.	2000 - 393 University Ave.	
921-6080	971-7000	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL2U350;CRL1U350
Height Limit:	22.9 m
Site Specific Provision:	no
Historical Status:	yes
Site Plan Control:	yes

PROJECT INFORMATION

Site Area	4 304.2 m2			
Frontage:	50.9 m	Height:	Storeys:	12 + 3 basements
Depth:	irregular		Metres:	28.5

			Indoor	Outdoor
Ground Floor:	2 854.3 m2	Parking Spaces:	158	
Residential GFA:	16 396.5 m2	Loading Docks:		
Non-Residential GFA:	5 335.0 m2			
Total GFA:	21 731.5 m2			

DWELLING UNITS

Tenure:	**Condo**
1 Bedroom:	56
2 Bedroom:	86
3 Bedroom:	2
Total:	144

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	16 396.5 m2	
Office.:	3 813.2 m2	
Retail:	1 521.8 m2	
Parking & Loading:		8 137.3 m2

PROPOSED DENSITY

Residential Density:	3.8	Total Density:	5
Non-Residential Density:	1.2		

COMMENTS

Replace previous rezoning application 2069.

Status: Being reviewed.
Data Valid: December 31, 1989 Planner: Wendy Johncox Phone: 392-7187

Map Ref. No.: 64

APPLICATION

Development Review:		Application Number:	1778
Rezoning:	x	Date of Application:	September 27, 1984
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **230 Front Street West**
Nearest Intersection: north side from John St. to Simcoe St.

Project Description: CBC Broadcast Centre Block: mixed use office, retail, broadcast facilities, hotel and residential components.

Applicant	Agent	Architect
Canadian Broadcasting Corp. Box 550, Terminal A 975-3300	Goodman & Goodman 20 Queen St. W. 979-2211	Bregman and Hamann & Scott Associates 481 University Avenue 596-2299/971-5200

PLANNING CONTROLS (For details refer to Chief Building Official)

Official Plan Designation:	HDMCRA, Sec. 11.117
Zoning District:	CR L4.5 U480
Height Limit:	76.0
Site Specific Provision:	637-88
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	37 730.0 m2
Total GFA:	366 000.0 m2

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use		Above Grade	Below Grade
Commercial:		169 800.0 m2	
Instit.	from:	113 200.0 m2	
	to:	169 800.0 m2	
Hotel:		30 200.0 m2	
Resi.	from:	52 800.0 m2	
	to:	181 100.0 m2	

APPROVED DENSITY

Total Density: 9.7

COMMENTS

Status: Rezoning approved. CBC building under construction.
See also page 3.12 for description of CBC building.

Data Valid: December 31, 1989 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 64

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388097
Date of Application: June 6, 1988
Date of Revision:

Confirmed Municipal Address: 230 Front Street West
Nearest Intersection: north side at Simcoe Street

Project Description: To build the CBC building as Phase 1 of the proposed broadcasting centre block

Applicant	**Agent**	**Architect**
Canadian Broadcasting Corp. 550, Terminal A 975-3300	Goodman & Goodman 20 Queen St.W. 979-2211	Bregman and Hamann Box & Scott Associates 481 University Ave. 596-2299/971-5200

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U480
Height Limit: 76.0
Site Specific Provision: 637-88
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 37 733.0 m2
Frontage: 290.8 m
Depth: irregular

Height: Storeys: 12 + 4 basemements
Metres: 70.7

Ground Floor: 11 835.9 m2
Non-Residential GFA: 112 119.7 m2
Total GFA: 112 119.7 m2

	Indoor	Outdoor
Parking Spaces:	580	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Warehouse:		34 061.6 m2
Industrial:	112 119.7 m2	
Parking & Loading:		18 858.7 m2

APPROVED DENSITY

Entire block, as rezoned, has overall density of 9.7.

COMMENTS

Rezoning approved. See also page 3.11 for description of development permitted on entire block.

Status: Under construction
Data Valid: December 31, 1989
Planner: Anne Milchberg
Phone: 392-7862/7216

Map Ref. No.: 39

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1773
Date of Application: August 2, 1984
Date of Revision:

Confirmed Municipal Address: 20 Harbour Street
Nearest Intersection: north of Harbour Street, between Yonge and Bay Streets

Project Description: Commercial/retail/office complex (World Trade Centre)

Applicant	**Agent**	**Architect**
York Hanover Dev. Ltd.	Blott, Fejer, Felkai	Zeidler, Roberts
910 - 2 First Canadian Plance	400 - 150 York Street	315 Queen St. W.
864-0164	364-7707	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: World Trade Centre
Zoning District: C.1 V.1
Height Limit:
Site Specific Provision: 42-87
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 16 146.0 m2
Frontage: 173.4 m
Depth: irregular

Height: Storeys: 26 + 3 Basements & Mech

	Indoor	Outdoor
Parking Spaces:	496	
Loading Docks:		

Ground Floor: 5 827.0 m2
Non-Residential GFA: 125 869.0 m2
Total GFA: 125 869.0 m2

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	100 078.0 m2	
Retail:	12 777.0 m2	
Parking & Loading:	13 014.0 m2	9 392.5 m2

APPROVED DENSITY

Total Density: Site Specific By-law 42-87

COMMENTS

See also 10 Yonge Street - page 3.40.

Status: Official Plan and Rezoning approved - Development Agreement pending.
Data Valid: December 31, 1989 Planner: Allen Appleby Phone: 392-7611/7449

Map Ref. No.: 39

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387160
Date of Application: June 24, 1987
Date of Revision:

Confirmed Municipal Address: **60 Harbour Street and 30 Bay Street**
Nearest Intersection: n/w corner of Harbour & Bay streets

Project Description: Commercial/retail/office complex (World Trade Centre)

Applicant	**Agent**	**Architect**
Camrost Development Corp	Blott, Fejer, Felkai	Zeidler, Roberts
4950 Yonge St., Ste. 904	400 - 150 York Street	315 Queen St. W.
229-5886	364-7707	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: World Trade Centre
Zoning District: C.1 V.1
Height Limit:
Site Specific Provision: 42-87
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 7 373.0 m2
Frontage: 94.2 m
Depth: irregular

Height: Storeys: 28 + 2 Basements & Mech
Metres: 123.6

	Indoor	Outdoor
Parking Spaces:	215	
Loading Docks:	4	

Ground Floor: 2 996.4 m2
Non-Residential GFA: 69 481.7 m2
Total GFA: 69 481.7 m2

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Daycare:	455.0 m2	
Office:	53 253.0 m2	445.0 m2
Retail:	487.5 m2	
Public Gal.:	536.0 m2	
Services:	3 439.7 m2	144.0 m2
Parking & Loading:	250.5 m2	10 498.1 m2

APPROVED DENSITY

Total Density: Site SpecificBy-law 42-87

COMMENTS

60 Harbour Street is listed

Status: Building Permit Application
Data Valid: December 31, 1989
Planner: Allen Appleby
Phone: 392-7611/7449

Map Ref. No.: 66

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386168
Date of Application: May 4, 1986
Date of Revision: April 21, 1989

Confirmed Municipal Address: 77/99 Harbour Square
Nearest Intersection: south side east of York Street

Project Description: A twin tower condominium with street related retail

Applicant	**Agent**	**Architect**
Graywood Development Ltd. 3356 - 2 First Cdn. Place 861-0333	Blott, Fejer, Felka 400 - 150 York St. 364-7707	Clarke Darling Downey 3 Church Street 868-6036

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Harbour Square Lands
Zoning District: C.1 V.2
Height Limit: 114.9 and 112.3
Site Specific Provision: 255-69 amended by 263-69 amended by 214-82
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9 445.0 m2
Frontage: 78.1 m
Depth: irregular

Height: Storeys: 38 + 39
Metres: 114.9 & 112.3

Ground Floor: 4 081.9 m2
Residential GFA: 78 842.6 m2
Non-Residential GFA: 493.0 m2
Total GFA: 79 335.6 m2

	Indoor	Outdoor
Parking Spaces:	955	

DWELLING UNITS

Tenure:	Condo
Rooms:	7
Bachelor:	137
1 Bedroom:	501
2 Bedroom:	168
3+ Bedroom:	6
Total:	812

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	78 842.6 m2	
Parking & Loading:	15 973.9 m2	10 278.2 m2
Retail:	493.0 m2	
Storage:	5 131.7 m2	

APPROVED DENSITY

Residential Density: 8.3
Non-Residential Density: 2.3
Total Density: 10.6

COMMENTS

Status: Under construction
Data Valid: December 31, 1989
Planner: Allen Appleby
Phone: 392-7611/7449

Map Ref. No.: 22

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2056
Date of Application: January 18, 1988
Date of Revision:

Confirmed Municipal Address: 37 King Street East
Nearest Intersection: south side at Victoria Street

Project Description: King Edward Hotel - alteration and new residential construction

Applicant	**Agent**	**Architect**
Brisbin,Brook,Beynon Arch. 20 Duncan Street 591-8999	Blake,Cassels & Graydon Box 25, Commerce Crt. W. 863-2452	same as applicant

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.2 m
Site Specific Provision:
Historical Status: designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4 547.0 m2
Frontage: 75.2 m
Depth: 60.3 m

Height: Storeys: 20 + basement

Ground Floor: 4 280.8 m2
Residential GFA: 4 420.3 m2
Non-Residential GFA: 39 663.2 m2
Total GFA: 43 944.0 m2

	Indoor	Outdoor
Parking Spaces:	24 (off-site)	
Loading Docks:		

DWELLING UNITS

Tenure:	**Rental** Private
1 Bedroom:	28
2 Bedroom:	2
Total:	30

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	4 420.3 m2	
Office:	10 126.1 m2	
Retail:	1 411.0 m2	
Hotel:	26 082.3 m2	2 043.8 m2
Services:	2 511.9 m2	2 675.5 m2
Parking & Loading:		18.6 m2

PROPOSED DENSITY

Residential Density: .97
Non-Residential Density: 8.72
Total Density: 9.7

COMMENTS

Status: Preliminary Report, applicant not proceeding
Data Valid: December 31, 1989
Planner: Raymond David
Phone: 392-7862/7860

Map Ref. No.: 89

APPLICATION

Development Review:	x	Application Number:	2006
Rezoning:	x	Date of Application:	June 11, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **70, 92 King St. E., 10 Court St.**
Nearest Intersection: n/w corner of King E. and Church Streets

Project Description: Mixed use development

Applicant	**Agent**	**Architect**
Citicom Inc.	Walker, Poole, Milligan	Brisbin Brooke Beynon
56 Temperance St.	301 - 2040 Yonge Street	20 Duncan St.
868-0773	480-2040	591-8999

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCR
Zoning District:	CR L4.5 U480
Height Limit:	S. 12.1(80) ZB
Site Specific Provision:	653-87
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	5 197.0 m2	Height:	Storeys: 15, 17 + 3 basements
Frontage:	109.3 m		
Depth:	47.5 m		Metres: 59.0

		Indoor	Outdoor
Parking Spaces:		321	

Ground Floor:	2 647.9 m2
Residential GFA:	16 307.8 m2
Non-Residential GFA:	32 184.9 m2
Total GFA:	48 492.7 m2

DWELLING UNITS

Tenure:	**Rental**
	Private
1 Bedroom:	120
2 Bedrooms:	92
Total	212

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	16 307.8 m2	
Office:	30 211.1 m2	
Warehouse:		455.1 m2
Parking & Loading:		9 748.6 m2
Retail:	1 973.8 m2	

APPROVED DENSITY

Residential Density:	3.14	Total Density:	9.33
Non-Residential Density:	6.19		

COMMENTS

Conveyance of park to City and improvements fund endowment. City park design competition to be held in 1990.

Status: Under construction
Data Valid: December 31, 1989 Planner: Anne Milchberg (City Park) Phone: 392-7862/7216

Map Ref. No.: 12

APPLICATION

Development Review:		Application Number:	1390
Rezoning:	x	Date of Application:	January 15, 1979
O.P.A.:	x	Date of Revision:	October 21, 1983

Confirmed Municipal Address: **101 King Street East (Includes:101 King St. E.; 54,56, 60,70 Colborne St.)**
Nearest Intersection: south west corner of King St. E. and Church streets

Project Description: Mixed use condominium

Applicant	**Agent**	**Architect**
Percy Weinstein et al	Weir and Foulds	
781-2266	595-1595	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.130
Zoning District: CRL2 U350
Height Limit: 23.0
Site Specific Provision: 521-84
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 711.9 m2
Total GFA: 11 150.0 m2
Height: Storeys: 9

	Indoor	Outdoor
Parking Spaces:	65	

DWELLING UNITS

Tenure:

Units Unspecified

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	3 425.0 m2	
Office:	7 185.0 m2	
Retail:	540.0 m2	
Parking & Loading:		1 500.0 m2
Other:	1 100.0 m2	

APPROVED DENSITY

Residential Density: 2.0
Non-Residential Density: 4.5
Total Density: 6.5

COMMENTS

Status: Council approval. Applicant not proceeding.
Data Valid: December 31, 1989 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 67

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2134
Date of Application: November 10, 1988
Date of Revision: February 20, 1989

Confirmed Municipal Address: 103, 107, 109 King St. East
Nearest Intersection: south side at Church Street

Project Description: A mixed commercial/residential building; partial retention of historic structure along King Street face (west lot)

Applicant	**Agent**	**Architect**
Equifund York Dev. Ltd.	Borden & Elliott	Kuwabara, Payne,
125 King St. E.	Scotia Plaza, 40 King St. W.	McKenna, Blumberg
361-5000	367-0226	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCA
Zoning District: CRL2 U350
Height Limit: 22.9
Site Specific Provision: none
Historical Status: yes
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 701.0 m2
Frontage: 23.7 m
Depth: 29.2 m

Ground Floor: 404.0 m2
Residential GFA: 3 192.0 m2
Non-Residential GFA: 404.0 m2
Total GFA: 3 596.0 m2

Height: Storeys: 7 + 2 basements
Metres: 22.9

	Indoor	Outdoor
Parking Spaces:	30	
Loading Docks:		

DWELLING UNITS

Tenure:	**Rental** Private
1 Bedroom:	18
2 Bedroom:	11
3 Bedroom:	1
Total:	30

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	3 192.0 m2	
Retail:	404.0 m2	
Parking & Loading:		1 396.6 m2

APPROVED DENSITY

Residential Density: 428.0 uph
Non-Residential Density: 0.53
Total Density: 4.6

COMMENTS

Total density calculation excludes the historic building. See also 139, 143, 147, 151 King St. E. - page 3.20.

Status: Council approval on January 8, 1990.
Data Valid: December 31, 1989
Planner: Anne Milchberg
Phone: 392-7862/7216

Map Ref. No.: 67

APPLICATION

Development Review:	x	Application Number:	2134a
Rezoning:	x	Date of Application:	November 10, 1988
O.P.A.:	x	Date of Revision:	February 20, 1989

Confirmed Municipal Address: **139, 143, 147, 151 King St. East**
Nearest Intersection: south side at Market Lane

Project Description: A commercial building (east lot) incorporating historic buildings.

Applicant	Agent	Architect
Equifund York Dev. Ltd.	Borden & Elliott	Kuwabara, Payne,
125 King St. E.	Scotia Plaza, 40 King St. W.	McKenna Blumberg
361-5000	367-6226	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL2 U350
Height Limit:	22.9
Site Specific Provision:	none
Historical Status:	yes
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1 488.0 m2	Height:	Storeys: 5 + 2 basements
Frontage:	105.9 m		Metres: 21.9
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	690.0 m2	Parking Spaces:	68	
Non-Residential GFA:	5 960.0 m2	Loading Docks:		
Total GFA:	5 960.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	5 270.0 m2	
Retail:	690.0 m2	
Parking & Loading:		2 976.0 m2

APPROVED DENSITY

Non-Residential Density: 4.01 Total Density: 4.01

COMMENTS

See also 103, 107, 109 King St. East - page 3.19.

Status: Council approval on Jan. 8, 1990.
Data Valid: December 31, 1989 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 62

APPLICATION

Development Review:	x	Application Number:	2151
Rezoning:	x	Date of Application:	February 24, 1989
O.P.A.:		Date of Revision:	August 18, 1989

Confirmed Municipal Address: **5 King Street W.**
Nearest Intersection: south west side of Yonge St. & King St. W.

Project Description: A 40 storey residential building.

Applicant	**Agent**	**Architect**
Black Fan Developments Inc. 401 Champagne Dr. #10 630-5002	Lyons, Goodman, Iacono, Smith & Berkow 130 Adelaide St. W.,#2000 869-0123	Klein Architects 344 Dupont St. Suite 402 926-8285

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CRL8 U400
Height Limit:	none
Site Specific Provision:	none
Historical Status:	listed
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	460.0 m2	Height:	Storeys: 40	
Frontage:	51.7 m		Metres: 129.3	
Depth:	9.0 m			
			Indoor	Outdoor
Ground Floor:	345.7 m2	Parking Spaces:	55	
Residential GFA:	16 996.0 m2	Loading docks:		
Total GFA:	16 996.0 m2			

DWELLING UNITS

Tenure:	**Condo**
2 Bedroom:	40
3 Bedroom:	15
Total:	55

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	16 996.0 m2	
Residential Recreation:	336.0 m2	
Parking & Loading:	975.5 m2	812.9 m2

PROPOSED DENSITY

Residential Density: 1200 uph   Total Density: 1200 uph

COMMENTS

Status: Final Report adopted by LUC, December 6, 1989.
Data Valid: December 31, 1989   Planner: Anne Milchberg   Phone: 392-7862/7216

Map Ref. No.: 85

APPLICATION

Development Review:	x	Application Number:	2103
Rezoning:	x	Date of Application:	August 16, 1988
O.P.A.:		Date of Revision:	January 23, 1989

Confirmed Municipal Address: **255, 275 King Street West**
Nearest Intersection: south side east of John St.

Project Description: Metro Hall, 2 buildings for Marathon and a large open space.

Applicant	**Agent**	**Architect**
Marathon Realty Co. 40 University Ave. 977-1400	Blake, Cassels Commerce Court W. 863-2947	Brisbin-Brook Beynon Arch. 20 Duncan St. 591-8999

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: C.3 V.3
Height Limit: 76.0 m
Site-Specific Provision: Section 11.12, By-law 674-76

PROJECT INFORMATION

Site Area: 28 569.9 m2
Frontage: 418.4 m
Depth: irregular

Height: Storeys: 27 + 4 basements
Metres: 128.0

Non-Residential GFA: 124 121.0 m2
Total GFA; 124 121.0 m2

	Indoor	Outdoor
Parking Spaces:	1 413	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	121 936.0 m2	
Retail:		2 185.0 m2
Parking & Loading:		49 329.9 m2
Community Services:	770.0 m2	

APPROVED DENSITY

Non-Residential Density: 4.5
Total Density: 4.5

COMMENTS

Status: Building permit application
Data Valid: December 31, 1989
Planner: Tom Keefe
Phone: 392-7355/0074

Map Ref. No.: 109

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389125
Date of Application: June 27, 1989
Date of Revision: December 29, 1989

Confirmed Municipal Address: **38 and 50 Lombard St.**
Nearest Intersection: north side east of Victoria St.

Project Description: To build a condominium apartment building

Applicant	**Agent**	**Architect**
Lombard Tower Dev. Ltd. 555 - 33 City Centre Dr. Missauga 566-1858	Wallman Clewes Bergman Arch. 421 Eglinton Ave. E. 483-8045	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL4.5U480
Height Limit: 76.2
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 374.9 m2
Frontage: 57.4 m
Depth: irregular

Height: Storeys: 27 + penthouse + 4 basements
Metres: 68.0 m

Ground Floor: 645.7 m2
Residential GFA: 10 723.9 m2
Total GFA: 10 723.9 m2

	Indoor	Outdoor
Parking Spaces:	109	
Loading Docks:	1	

DWELLING UNITS

Tenure:	**Condo**
Bachelors:	16
1 Bedroom:	54
2 Bedroom:	55
Total:	125

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	9 805.1 m2	
Res. Recr.:	918.8 m2	
Utilities:		1 090.9 m2
Parking & Loading:		3 272.6 m2

PROPOSED DENSITY

Residential Density: 7.8
Total Density: 7.8

COMMENTS

Status: Development review report dated December 29, 1989.

Data Valid: December 31, 1989
Planner: Wendy Johncox
Phone: 392-7187

Map Ref. No.: 76

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2217
Date of Application: December 28, 1989
Date of Revision:

Confirmed Municipal Address: **70 Lombard St.**
Nearest Intersection: north side of Lombard St. between Church and Jarvis Sts.

Project Description: Social housing development

Applicant	**Agent**	**Architect**
Church-Lombard Housing Co-op 25 Cecil St. 977-8152	John Cowle Architects 109 Queen St. E. 363-9343	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L1 U350 CRL2 U350
Height Limit: 45.7
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2 181.0 m2
Frontage: 32.1 m
Depth: irregular

Height: Storeys: 8 + 10
Metres: 27 + 34 m

Ground Floor: 1 331.0 m2
Residential GFA: 10 902.0 m2
Non-Residential GFA: 111.0 m2
Total GFA: 11 013.0 m2

	Indoor	Outdoor
Parking Spaces:	57	
Loading Docks:		1

DWELLING UNITS

Tenure:	**Rental** Assisted
Rooms:	20
1 Bedroom:	28
2 Bedroom:	66
3+ Bedroom:	14
Total:	128

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	10 902.0 m2	
Recreation:	1 813.0 m2	
Retail:	111.0 m2	
Utilities:	580.0 m2	
Parking & Loading:		2 173.7 m2

PROPOSED DENSITY

Residential Density: 4.99
Non-Residential Density: 0.05
Total Density: 5.04

COMMENTS

Status: Being reviewed
Data Valid: December 31, 1989
Planner: Raymond David
Phone: 392-7862/7860

Map Ref. No.: 26

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2043
Date of Application: December 23, 1987
Date of Revision: May 19, 1989

Confirmed Municipal Address: 77 Lombard Street and 90 Adelaide St. E.
Nearest Intersection: south side of Lombard St. between Church and Jarvis streets
Project Description: A seven-storey condominium and commercial complex

Applicant	Agent	Architect
Daulat Investment Inc.	Diamond, Fairbairn & Steinberg	Green Liang Weizel
90 Adelaide St. E.	393 University Ave.	272 Avenue Road
368-6350	971-7000	922-1915

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: C1S L1 Z5
Height Limit: 46.0 m
Site Specific Provision: 711-77, 710-77
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 753.6 m2
Frontage: 2 frontages
Depth: irregular

Height:	Proposed	Existing
Storeys:	7	8
Metres:	22.6	

DWELLING UNITS

A Proposed Building

Tenure:	Condo
1 Bedroom:	42
2 Bedroom:	2
Total:	44

B Existing Building

Tenure:	Rental
1 Bedroom:	32
2 Bedroom:	28
Total:	60

FLOOR AREA BREAKDOWN

A Proposed Building

Land Use	Above Grade	Below Grade
Residential:	3 466.4 m2	
Retail:	104.0 m2	
Parking & Loading:		2 444.7 m2

B Existing Building

Residential:	4 382.9 m2	
Retail:	1 061.7 m2	

C Total

Residential:	7 849.3 m2	
Retail:	1 061.7 m2	

PROPOSED DENSITY

Residential Density: 4.47
Non-Residential Density: 0.60
Total Density: 5.07

COMMENTS

Site specific provisions, 711-77 and 710-77, govern both this application and the existing building at 90 Adelaide Street East.

Status: Revised application being reviewed.

Data Valid: December 31, 1989 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 57

APPLICATION

Development Review:	x	Application Number:	389046
Rezoning:		Date of Application:	March 8, 1989
O.P.A.:		Date of Revision:	June 7, 1989

Confirmed Municipal Address: **127-129 Queen Street East**
Nearest Intersection: south side of Queen St. E. between Jarvis and Church Streets

Project Description: A nine-storey mixed-use building.

Applicant	**Agent**	**Architect**
Commonwealth Richmond Prop. 244 Richmond St. W. 593-0144	The Klein/McInnisGroup 344 Dupont St., Ste. 402 926-8285	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL2 U350
Height Limit:	45.7
Site Specific Provision:	none
Historical Status:	none
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	991.8 m2	Height:	Storeys: 9 + 2 basements
Frontage:	20.6 m		Metres: 26.6
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	580.0 m2	Parking Spaces:	33	
Residential GFA:	2 622.7 m2	Loading Docks:		
Non-Residential GFA:	1 967.2 m2			
Total GFA:	4 589.9 m2			

DWELLING UNITS

Tenure:	**Rental** Private
2 Bedroom:	20
Total:	20

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	2 622.7 m2	
Office:	1 490.7 m2	
Retail:	476.5 m2	
Parking & Loading:		1 975.1 m2

APPROVED DENSITY

Residential Density:	2.64	Total Density:	4.62
Non-Residential Density:	1.98		

COMMENTS

Status: Under construction
Data Valid: December 31, 1989 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 33

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2090
Date of Application: June 20, 1988
Date of Revision:

Confirmed Municipal Address: 123 Queen St. West
Nearest Intersection: south side at York Street

Project Description: Expansion of Sheraton Centre Hotel

Applicant	**Agent**	**Architect**
The Sheraton Centre	Raymond Jakobi	Sievenpiper
123 Queen St. West	123 Queen St. West	796 Broadview Ave.
361-1000	361-1000	461-0385

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8U400
Height Limit: 137.2
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 12 508.0 m2
Frontage: 186.2 m
Depth: irregular

Height: Storeys: 44 + mezzanie
+ 3 basements

Ground Floor: 7 940.0 m2
Non-Residential GFA: 129 478.6 m2
Total GFA: 129 478.6 m2

DWELLING UNITS

FLOOR AREA BREAKDOWN (New Construction Only)

Land Use	**Above Grade**	**Below Grade**
Hotel:	7 440.0 m2	
Retail:	3 160.0 m2	

PROPOSED DENSITY

Non-Residential Density: 10.35
Total Density: 10.35

COMMENTS

Status: Being reviewed
Data Valid: December 31, 1989
Planner: Anne Milchberg
Phone: 392-7862/7216

Map Ref. No.: 86

APPLICATION

Development Review:	x	Application Number:	1980
Rezoning:	x	Date of Application:	January 29, 1987
O.P.A.:		Date of Revision:	July 20, 1987

Confirmed Municipal Address: **25 Richmond Street East (includes 20, 26 Lombard Street)**
Nearest Intersection: s/e corner of Richmond St. E and Victoria Street

Project Description: Mainly residential mixed-use project

Applicant	**Agent**	**Architect**
Citicom Inc.	Walker Poole Milligan	Clarke Darling Downey
868-0773	480-2040	3 Church Street
		868-6036

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U480
Height Limit:	76.0
Site Specific Provision:	no
Historical Status:	see comments
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	3 011.4 m2	Height:	Storeys: 22
Frontage:	56.4 m		Metres: 67
Depth:	irregular		

Total GFA: 29 522.2 m2

	Indoor
Parking Spaces:	172 (9 off-site)

DWELLING UNITS

Tenure:	**Rental**
	Private
1 Bedroom:	153
2 Bedroom:	102
Total:	255

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	21 394.0 m2	
Retail:	332.0 m2	
Parking:	3 975.2 m2	2 650.0 m2
Other (Club):	3 821.0 m2	

APPROVED DENSITY

Residential Density:	7.1	Total Density:	8.48
Non-Residential Density:	1.38	Heritage Exemption:	.87

COMMENTS

26 Lombard Street is designated. Designated building on site is to be retained while utilizing the heritage exemption.

Status: Final report approved by Council, November 30, 1987. Draft by-laws pending Council approval subject to execution of heritage easement agreement.

Data Valid: December 31, 1989 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 16

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2094
Date of Application: July 12, 1988
Date of Revision: November 3, 1988

Confirmed Municipal Address: **85 Richmond St. W., 120 & 130 Adelaide St.W. and 22 Sheppard St.**
Nearest Intersection: Bounded by Richmond St., Sheppard St., Adelaide St. and York St.

Project Description: A new office tower in the Richmond-Adelaide Centre.

Applicant	**Agent**	**Architect**
Oxford Development Group	Osler, Hoskin & Harcourt	Webb Zerafa Menkes
120 Adelaide St. W.	P.O. Box 50	Housden
Suite 1700	862-6439	95 St. Clair Ave. W.
865-8300		961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.2
Site Specific Provision 512-78
Historical Status: 85 Richmond is designated
Site Plan Control 239-86

PROJECT INFORMATION

Site Area (total): 14 743.2 m2
Depth: irregular

Height: Storeys: 37 + 5 basements
Metres: 137.2

	Indoor	Outdoor
Parking Spaces:	578	
Loading Docks:		

Proposed GFA: 38 089.0 m2
Total (Existing GFA): 121 048.0 m2
Total (Existing & Proposed GFA): 159 137.0 m2

DWELLING UNITS

FLOOR AREA BREAKDOWN (New construction only)

Land Use	**Above Grade**	**Below Grade**
Office	38 089.0 m2	

PROPOSED DENSITY

Non-Residential Density: 10.8
Total Density: 10.8

COMMENTS

Status: Being processed - Preliminary Report adopted by LUC August 10, 1988.
Data Valid: December 31, 1989 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 34

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1971
Date of Application: January 14, 1987
Date of Revision: August 24, 1987

Confirmed Municipal Address: 73 Simcoe Street
Nearest Intersection: east side north of King St. W.

Project Description: 25 storey residential building with some office and community service space.

Applicant	**Agent**	**Architect**
Symphony Place Corp.	D.R. Angleson, Cassels, Brock	Paul Northgrave
242 Lesmill Road	2300 - 130 Adelaide St. W.	85 Eglinton Ave. E.
449-3535	869-5349	488-6884

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 14.0 m
Site Specific Provision: 417-81
Historical Status: designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 280.2 m2
Frontage: 34.0 m
Depth: 35.1 m

Height: Storeys: 25 + PH + 4 basements
Metres: 74.6

Ground Floor: 736.0 m2
Residential GFA: 13 397.0 m2
Non-Residential GFA: 1 852.0 m2
Total GFA: 15 249.0 m2

	Indoor	Outdoor
Parking Spaces:	101	
Loading Docks:	-	

DWELLING UNITS

Tenure:	**Condo**
1 Bedroom:	40
2 Bedroom:	47
Total:	87

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	13 397.0 m2	
Parking & Loading:		4 723.4 m2
Institutional:	1 292.0 m2	
Office:	560.0 m2	
Utilities & Services:	49.0 m2	

APPROVED DENSITY

Residential Density: 10.45 (680 uph)
Non-Residential Density: 1.5
Total Density: 11.95 (680 uph)

COMMENTS

Retention of historic St. Andrew's Church manse.

Status: Under construction
Data Valid: December 31, 1989
Planner: Anne Milchberg
Phone: 392-7862/7216

Map Ref. No.: 69

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388074
Date of Application: May 5, 1988
Date of Revision: May 26, 1988

Confirmed Municipal Address: **7 Station Street (part of)**
Nearest Intersection: south side west of York St. to Simcoe St.

Project Description: To renovate the CN Express building to provide pedestrian circulation from the Skydome to Union Station and other commercial uses

Applicant	**Agent**	**Architect**
CN Real Estate	Beinhaker/Irwin Ass. Arch.	same as agent
1509-200 King St. W.	240 Richmond St. W.	
974-9700	596-1930	

PLANNING CONTROLS (For verification refer to Chief Building official)

Official Plan Designation: (Railway Lands) Financial District
Zoning District: CR L8 U750
Height Limit: 137.0 m
Site Specific Provision: 612-85, as amended
Historical Status: Union Station, Intention to Designate, 1975, List No. 1
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 4 931.6 m2
Frontage: 191.73 m
Depth: 25.73

Height: Storeys: 4
Metres: 24

Ground Floor: 2 905.5 m2
Non-Residential GFA: 7 643.7 m2
Total GFA: 7 643.7 m2

	Indoor	Outdoor
Parking Spaces:	none	32
Loading Docks:	2	none

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Ped. Walkway:	3 378.7 m2	
Office:	408.9 m2	
Retail:	3 743.2 m2	
Services:	255.8 m2	

APPROVED DENSITY

Non-Residential Density: 1.55
Total Density: 1.55

COMMENTS

Public corridors within building are part of pedestrian system from Skydome to Union Station.

Status: Under construction.
Data Valid: December 31, 1989
Planner: Allen Appleby
Phone: 392-7611/7449

Map Ref. No.: 79

APPLICATION

Development Review:		Application Number:	2120
Rezoning:	x	Date of Application:	September 26, 1988
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **40 The Esplanade**
Nearest Intersection: north side at Scott Street

Project Description: Office project with expansion for St. Lawrence Centre.

Applicant	**Agent**	**Architect**
The Prud. Ins. Co. of America	Osler, Hoskin	
200 Consilium Pl.	P.O. Box 50	
296-3099	First Cdn. Place	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL1U350
Height Limit:	22.9
Site Specific Provision:	none
Historical Status:	none
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	3 358.8 m2	Height:	Storeys:	11 + 2 basements
Frontage:	72.7 m		Metres:	
Depth:	irregular			

			Indoor	Outdoor
Ground Floor:	2 362.0 m2	Parking Spaces:	142	
Non-Residential GFA:	20 034.0 m2	Loading Docks:		
Total GFA:	20 034.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	17 921.0 m2	
Utilities:	2 211.0 m2	
Retail:	1 100.0 m2	
Theatre:	1 013.0 m2	
Parking:		5 816.0 m2

PROPOSED DENSITY

Non-Residential Density: 6.0 Total Density: 6.0

COMMENTS

Status: Being reviewed
Data Valid: December 31, 1989 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 88

APPLICATION

Development Review:	x	Application Number:	1717
Rezoning:	x	Date of Application:	November 15, 1983
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **75 The Esplanade**
Nearest Intersection: south west corner of The Esplanade and Church Street

Project Description: Commercial office building.

Applicant	**Agent**	**Architect**
Equifund Chen & Sons Ltd. 865-0818	Sears & Russell 111 Avenue Road 926-8242	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: C1 L4 Z5
Height Limit: 36.5
Site Specific Provision: 515-76,576-76,677-76,391-78,664-78,879-80,61-81,116-82,145-83,92-85
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2 400.0 m2
Total GFA: 12 400.0 m

Height: Storeys: 8
Metres: 36.5

	Indoor	Outdoor
Parking Spaces:	65	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	11 000.0 m2	
Retail:	1 400.0 m2	
Other:	3 100.0 m2	

APPROVED DENSITY

Non-Residential Density: 5.2 Total Density: 5.2

COMMENTS

Status: Council approval January 18, 1985.
Data Valid: December 31, 1989 Planner: Freda Fyles Phone: 392-7335/0413

Map Ref. No.: 91

APPPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2145
Date of Application: January 10, 1989
Date of Revision: July 31, 1989

Confirmed Municipal Address: **180, 188 University Ave. and 192 Adelaide St. W.**
Nearest Intersection: north west corner of University Ave. and Adelaide St. W.

Project Description: A commercial building (office and retail) and density transfer with City land.

Applicant	**Agent**	**Architect**
Sun Life Assurance Co.	Berridge, Lewinberg & Greenberg	WZMH
1100-200 University Ave.	111 Queen St. E., Ste. 200	95 St. Clair Ave. W.
595-7825	363-9004	961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8U400
Height Limit: 76.2 m
Site Specific Provision: no
Historic building: yes - "Pretzel Bell"
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4 431.0 m2
Frontage: 58.4 m
Depth: irregular

Height: Storeys: 24 + 5 basements
Metres: 136.0

Ground Floor: 3 050.0 m2
Non-Residential GFA: 52 570.0 m2
Total GFA: 52 570.0 m2

	Indoor	Outdoor
Parking Spaces:	331	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	50 690.0 m2	278.0 m2
Retail:	1 277.0 m2	325.0 m2
Parking & Loading:	537.0 m2	18 410.0 m2
Utilities:	4 056.0 m2	598.0 m2
Public Circulation:	471.0 m2	170.0 m2

PROPOSED DENSITY

Non-Residential Density: 11.86
Total Density: 11.86

COMMENTS

Density transfer with Toronto District Steam Heating Plant at 120 Pearl Street.

Status: Being processed - Preliminary Report adopted by LUC September 13, 1989.
Data Valid: December 31, 1989
Planner: Anne Milchberg
Phone: 392-7862/7216

Map Ref. No.: 75

APPLICATION

Development Review:	x	Application Number:	388229
Rezoning:		Date of Application:	December 30, 1988
O.P.A.:		Date of Revision:	December 8, 1989

Confirmed Municipal Address: **73 and 81 Victoria Street**
Nearest Intersection: east side south of Richmond St. E.

Project Description: To renovate and to build additions to existing buildings

Applicant	**Agent**	**Architect**
Mitchell & Assoc. Ltd.	Lyons & Goodman	Michael Mohelsky
9 Wells St.	2000 - 130 Adelaide St. W.	330 Dupont St., #302
964-9168	869-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR14.5U480
Height Limit:	76.2
Site Specific Provision:	none
Historical Status:	yes
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	744.4 m2	Height:	Storeys:	7 + basement
Frontage:	27.7 m		Metres:	32.0
Depth:	26.8 m			

			Indoor	Outdoor
Ground Floor:	710.0 m2	Parking Spaces:		
Non-Residential GFA:	4 187.3 m2	Loading Docks:		
Total GFA:	4 187.3 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	3 527.3 m2	
Restaurant:	600.0 m2	640.0 m2
Retail:	60.0 m2	

PROPOSED DENSITY

Non-Residential Density: 5.625 Total Density: 5.625

COMMENTS

Status: Land Use report, January 24, 1990
Data Valid: January 24, 1990 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 29

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389176
Date of Application: October 12, 1989
Date of Revision:

Confirmed Municipal Address: **105 Victoria St.**
Nearest Intersection: north east corner of Victoria & Richmond Sts.

Project Description: To build a mixed use commercial/residential building

Applicant	**Agent**	**Architect**
Engineers Club of Toronto 105 Victoria St. 364-4197	R.E. Barnett Arch. 121 Avenue Rd. 960-8121	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR1.4.5U480
Height Limit: 76.2
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 825.9 m2
Frontage: 31.5 m
Depth: irregular

Height: Storeys: 16 + 4 basements
Metres: 52.1

Ground Floor: 793.2 m2
Residential GFA: 8 124.4 m2
Non-Residential GFA: 2 639.8 m2
Total GFA: 10 764.2 m2

	Indoor	Outdoor
Parking Spaces:	60	
Loading Docks:		

DWELLING UNITS

Tenure	**Condo**
1 Bedroom:	6
2 Bedroom:	24
3 Bedroom:	16
Total:	46

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	8 124.4 m2	
Private Club:	2 404.6 m2	
Retail:	235.2 m2	
Utilities:		1 217.0 m2
Parking & Loading:		1 950.9 m2

PROPOSED DENSITY

Non-Residential Density: 3.2
Residential Density: 9.8
Total Density: 13.0

COMMENTS

Status Being reviewed
Data Valid: December 31, 1989
Planner: Wendy Johncox
Phone: 392-7187

Map Ref. No.: 84

APPLICATION

Development Review:	x	Application Number:	2057
Rezoning:	x	Date of Application:	December 22, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **60 Wellington St. E. and 30 Church St.**
Nearest Intersection: n/w corner of Church and Wellington streets

Project Description: Addition to existing mixed use building

Applicant	**Agent**	**Architect**
Toronto Dominion Bank	Alcha Holdings Ltd.	Clifford & Lawrie
Box 1, T-D Centre	49 Wellington St. E.	45 St. Clair Ave. W.
982-8377	363-6408	960-9747

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CR L2 U 350; C1S L1 Z4
Height Limit:	62.9 m
Site Specific Provision:	740-78, 172-85
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	2 054.7 m2	Height: Condo:	Storeys: 9 + 2 basements
Frontage:	53.0 m	Office:	Storeys: 7 + 2 basements
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	1 642.4 m2	Parking Spaces:	79	
Residential GFA:	8 899.8 m2	Loading Docks:	1	
Non-Residential GFA:	4 185.0 m2			
Total GFA:	13 084.8 m2			

DWELLING UNITS

Tenure:	**Condo**
2 Bedroom:	52
Total:	52

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	8 899.8 m2	
Office:	3 198.0 m2	
Retail:	987.0 m2	
Services:	193.2 m2	73.6 m2
Parking & Loading:		3 259.9 m2

APPROVED DENSITY

Residential Density: 253 UPH
Non-Residential Density: 2.036

COMMENTS

Status: Council approval February 10, 1989
Data Valid: December 31, 1989 Planner: Wendy Johncox Phone: 392-7187

Map Ref. No.: 71

APPLICATION

Development Review:	x	Application Number:	2008
Rezoning:	x	Date of Application:	June 15, 1987
O.P.A.:	x	Date of Revision:	June 15, 1988

Confirmed Municipal Address: **120 Wellington St. W., 74, 76 York St. & Orillia St. closed**
Nearest Intersection: north east corner of Wellington & York streets

Project Description: Office building incorporating historic building.

Applicant	**Agent**	**Architect**
Royal Trust Co. Limited	Berridge & Lewinberg	Page & Steele Arch
2716 - T-D Centre	800 - 133 Richmond St. West	110 Eglinton Ave. E
361-1553	363-9004	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 76.2
Site Specific Provision: By-law 442-88, S. 11.230 OPA
Historical Status: yes
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 962.9 m2
Frontage: 50.3 m
Depth: irregular:

Height: Storeys: 16 + mech + basements

			Indoor	Outdoor
Ground Floor:	883.3 m2	Parking Spaces:	85	
Non-Residential GFA:	19 279.9 m2	Loading Docks:		
Total GFA:	19 279.9 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	18 673.5 m2	
Retail:	433.9 m2	172.5 m2
Warehouse:		1 383.0 m2
Services:	449.5 m2	
Parking & Loading:		2 763.8 m2

APPROVED DENSITY

Non-Residential Density: 9.8   Total Density: 9.8

COMMENTS

Density transfer and historic bonus.

Status Under construction.
Data Valid: December 31, 1989   Planner: Anne Milchberg   Phone: 392-7862/7216

Map Ref. No.: 58

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387136
Date of Application: June 2, 1987
Date of Revision:

Confirmed Municipal Address: 123, 125 Wellington St. W.
Nearest Intersection: s/e corner of Wellington St. W. & University Ave.

Project Description: A 28 storey condominium tower with recreational and commercial components

Applicant	Agent	Architect
Creson Investments Ltd.	McMillan Binch	Young & Wright
2202 Eglinton Ave. E.	Box 38	172 St. George St.
759-6717	865-7256	968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	76.2
Site Specific Provision:	606-82
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area: 1 915.0 m2
Frontage: 63.9 m
Depth: irregular

Height: Storeys: 28 + 6 basements

Ground Floor: 1 066.0 m2
Residential GFA: 34 022.0 m2
Non-Residential GFA: 5 243.1 m2
Total GFA: 39 265.1 m2

	Indoor	Outdoor
Parking Spaces:	137	

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	109
2 Bedroom:	104
3 Bedrooms:	12
Total:	225

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	31 310.0 m2	
Res. Rec.:	2 712.0 m2	
Retail:	460.0 m2	
Warehouse:		328.4 m2
Parking & Loading:		4 454.7 m2

APPROVED DENSITY

Total Density: Site Plan By-law 606-82

COMMENTS

Status: Under construction
Data Valid: December 31, 1989
Planner: Anne Milchberg
Phone: 392-7862/7216

Map Ref. No.: 39

APPLICATION

Development Review:	x	Application Number:	387068
Rezoning:		Date of Application:	April 1, 1987
O.P.A.:		Date of Revision:	July 27, 1987

Confirmed Municipal Address: **10 Yonge Street**
Nearest Intersection: n/w corner of Queens Quay W. and Yonge St.

Project Description: Two condominium towers on podium (World Trade Centre)

Applicant	**Agent**	**Architect**
The Camrost Group	Blott, Fejer, Felka	Zeidler Roberts
900 - 4950 Yonge St.	400 - 150 York St.	315 Queen St. W.
222-3208	364-7707	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	World Trade Centre Part II
Zoning District:	C.1 L0.5
Height Limit:	
Site Specific Provision:	By-law No. 42-87
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	9 795.3 m2	Height:	Storeys: 37 + 3 basements	
Frontage:	91.1 m			
Depth:	irregular			
			Indoor	Outdoor
Ground Floor:	2 697.4 m2	Parking Spaces:	683	
Residential GFA:	64 337.8 m2			
Non-Residential GFA:	2 337.4 m2			
Total GFA:	66 675.2 m2			

DWELLING UNITS

Tenure:	**Condo**
Bachelors:	32
1 Bedroom:	434
2 Bedrooms:	234
Total:	700

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	64 337.8 m2	
Retail:	2 337.4 m2	
Parking & Loading:		27 312.6 m2
Res. Recr.:	5 890.5 m2	

APPROVED DENSITY

Site Plan By-law 42-87

COMMENTS

See also 20, 60 Harbour Street, Application No. 1773 - page 3.13.

Status: Under construction
Data Valid: December 31, 1989 Planner: Allen Appleby Phone: 392-7611/7449

Map Ref. No.: 95

APPLICATION

Development Review:	x	Application Number:	2027/388051
Rezoning:	x	Date of Application:	August 31, 1987
O.P.A.:	x	Date of Revision:	July 19, 1988

Confirmed Municipal Address: 85,87,89,91,95,97,99,103,107 Yonge St., 20 Victoria St. & 11,15,17 Adelaide St. E.
Nearest Intersection: s/e corner of Yonge St. & Adelaide St. E.

Project Description: An office/retail complex incorporating some historical buildings into the project

Applicant	**Agent**	**Architect**
Houser, Henry Loudon & Syron 145 King St. W. 362-3411	same as applicant	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.2
Site Specific Provision: 996-88
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5 724.0 m2
Frontage: 63.0 m
Depth: irregular

Height: Storeys: 30 + 4 basements
Metres: 121.6

Ground Floor: 2 483.2 m2
Non-Residential GFA: 63 339.0 m2
Total GFA: 63 339.0 m2

	Indoor	Outdoor
Parking Spaces:	263	
Loading Docks:	yes	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	55 173.0 m2	
Retail:	1 898.0 m2	
20 Victoria St.:	6 268.0 m2	
Walkway:	333.0 m2	

APPROVED DENSITY

Non-Residential Density: 11.07
Total Density: 11.07

COMMENTS

85 Yonge Street and 20 Victoria are designated. Land on Coxwell Ave. for social housing.

Status: Under construction
Data Valid: December 31, 1989
Planner: Wendy Johncox
Phone: 392-7187

Map Ref. No.: 60

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2011
Date of Application: June 24, 1987
Date of Revision:

Confirmed Municipal Address: **90, 92, 92R, 94 Yonge Street (100 Yonge Street)**
Nearest Intersection: west side north of King Street West

Project Description: A 17-storey office building with retail

Applicant	**Agent**	**Architect**
Gistex Inc. & Wildberry Inv.	Osler,Hoskin & Harcourt	Quadrangle
330 Bay Street	Box 50,	380 Wellington St W
363-1502	1 First Canadian Place	598-1240
	362-2111	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: no
Site Specific Provision: 436-87, OPA 390, 173-88
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 720.0 m2
Frontage: 37.6 m
Depth: 45.5 m

Height: Storeys: 17 + 4 basements

Ground Floor: 1 621.1 m2
Non-Residential GFA: 23 520.6 m2
Total GFA: 23 520.6 m2

	Indoor	Outdoor
Parking Spaces:	90	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	21 276.0 m2	130.0 m2
Retail:	1 151.4 m2	963.2 m2
Ped. Walkway:	339.7 m2	578.6 m2
Services:	1 544.7 m2	267.8 m2
Parking & Loading:		4 675.9 m2

APPROVED DENSITY

Non-Residential Density: 13.7
Total Density: 13.7

COMMENTS

Contribution to social housing under Section 36. 90 Yonge Street is designated

Status: Under construction.
Data Valid: December 31, 1989
Planner: Wendy Johncox
Phone: 392-7187

Map Ref. No.: 108

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389039
Date of Application: March 1, 1989
Date of Revision:

Confirmed Municipal Address: **110 Yonge Street**
Nearest Intersection: south side of Adelaide St. W. between Yonge & Grand Opera Lane

Project Description: Alterations & addition to an existing commercial building

Applicant	**Agent**	**Architect**
Truscan Realty Ltd.	Martin Reader	Crang and Boake Inc.
110 Yonge St. Ste. 1600	110 Yonge St. Ste. 1600	85 Moatfield
869-6378	869-5945	449-1203

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8 U400
Height Limit: no
Site Specific Provision: no
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 241.0 m2
Frontage: 29.7 m
Depth: 42.2 m

Height: Storeys: 19
Metres:

Ground Floor: 808.0 m2
Non-Residential GFA: 17 276.1 m2
Total GFA: 17 276.1 m2

	Indoor	Outdoor
Parking Spaces:	71	
Loading Docks:	2	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	15 435.6 m2	1 032.5 m2
Retail:	808.0 m2	
Parking & Loading:		2 436.9 m2

APPROVED DENSITY

Non-Residential Density: 13.92
Total Density: 13.92

COMMENTS

Status: Under construction
Data Valid: December 31, 1989
Planner: Wendy Johncox
Phone: 392-7187

Map Ref. No.: 2

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2034
Date of Application: October 27, 1987
Date of Revision:

Confirmed Municipal Address: 126, 130, 134, 176 Yonge Street, 401 Bay St., 16, 22, 28, 34, 36 Adelaide Street West, 11, 15, 17, 35, 14, 16, 18, 20, 22 Temperance Street, 19, 25, 39, 45 Richmond Street West
Nearest Intersection: Blocks bounded by Bay, Richmond St. W., Adelaide St. W. & Yonge St.

Project Description: Retail/office complex - Bay/Adelaide project

Applicant	**Agent**	**Architect**
Markborough Properties Ltd.	Blake,Cassels & Graydon	Webb Zerafa Menkes
Trizec Equities Ltd.	Box 25, Commerce Crt. W	Housden
90 Eglinton Ave. W. 482-5522		863-2400

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U480
Height Limit: 137 m
Site Specific Provision:
Historical Status: see comments
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 18 788.9 m2

Height: Storeys: 57 (office), 12 (office)
Metres: 275.0 m (office), 57 m (office)

	Indoor	Outdoor
Parking Spaces:	918	none
Loading Spaces:	20	(Type A&B)
Courier Spaces:	9	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade & Below Grade**
New Office:	169 738.0 m2
New Retail:	12 850.0 m2
Existing Retail:	36 704.8 m2

APPROVED DENSITY

Retail Density: 2.64
Office Density: 9.03
Total Density: 11.67

COMMENTS

Aikenhead building at 17 Temperance and 45 Richmond Street and the east portion of Simpsons store are designated. Sears site as social housing.

Status: Under construction
Data Valid: December 31, 1989
Planner: Paula Dill
Phone: 392-7862/7365

Map Ref. No.: 96

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387272
Date of Application: October 7, 1987
Date of Revision:

Confirmed Municipal Address: 141, 145, 149 Yonge St. & 7, 23 Richmond St. E.
Nearest Intersection: s/e corner of Yonge and Richmond streets

Project Description: An office building with street-related retail and below- grade parking facilities (Phase I).

Applicant	**Agent**	**Architect**
Centennial Group 401 Bay St., Ste. 2010 867-3100	Fogler, Rubinoff 1400 - 150 York Street 864-9700	Webb Zerafa Menkes Housden 95 St. Clair Ave. W. 961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.2 m
Site Specific Provision:
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3 728.7 m2
Frontage: 50.8 m
Depth: irregular

Height: Storeys: 19 + 4 basements
Metres: 88.1

Non-Residential GFA: 29 209.0 m2

	Indoor	Outdoor
Parking Spaces:	96	
Loading Docks:	5	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	28 300.0 m2	
Retail:	909.0 m2	
Parking & Loading:		2 991.4 m2

APPROVED DENSITY

Non-Residential Density: 8.0
Total Density: 8.0

COMMENTS

See also Application 2041, Page 3.46.

Status: Under construction.
Data Valid: December 31, 1989
Planner: Anne Milchberg
Phone: 392-7862/7216

Map Ref. No.: 96

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2041/389160
Date of Application: February 17, 1988
Date of Revision:

Confirmed Municipal Address: **141, 145, 149 Yonge St. & 7, 23 Richmond St. E.**
Nearest Intersection: s/e corner of Yonge & Richmond streets

Project Description: Phase II - 218 room hotel as addition to Phase I office building with street related retail

Applicant	**Agent**	**Architect**
Centennial Group	Fogler, Rubinoff	Webb Zerafa Menkes Housden
401 Bay St., Ste. 2010	1400 - 1500 York Street	95 St. Clair Ave. W.
867-3100	864-9700	961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.2 m
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3 728.7 m2
Frontage: 50.8 m
Depth: irregular

Height: Storeys: 19 + 4 basements
Metres: 88.1

Ground Floor: 1 840.0 m2
Non-Residential GFA: 44 706.0 m2
Total GFA: 44 706.0 m2

Parking Spaces: Indoor 132

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hotel:	15 060.0 m2	
Office:	28 300.0 m2	
Retail:	1 346.0 m2	
Warehouse:		3 754.0 m2
Ped. Walkway:	284.0 m2	
Parking & Loading:		9 300.0 m2

APPROVED DENSITY

Non-Residential Density: 12.0
Total Density: 12.0

COMMENTS

See also application 387272 - page 3.45.

Status: Under Construction
Data Valid: December 31, 1989
Planner: Anne Milchberg
Phone: 392-7862/7216

Map Ref. No.: 48

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387174
Date of Application: July 8, 1987
Date of Revision:

Confirmed Municipal Address: 163, 163A, 165, 165A, 169, 171 Yonge Street & 15, 17 Queen Street East
Nearest Intersection: s/e corner of Yonge St. & Queen St. E.

Project Description: Phase 2 of commercial development with one residential unit.

Applicant	**Agent**	**Architect**
Bramalea Limited 1867 Yonge Street 487-3861	same as applicant	Page & Steele 110 Eglinton Ave. E. 485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.0
Site Specific Provision: 670-85, 749-85
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5 119.9 m2
Frontage: 82.6 m
Depth: 63.2 m

Height: Storeys: 26 + 4 basements

	Indoor	Outdoor
Parking Spaces:	286	

Ground Floor: 4 421.2 m2
Residential GFA: 78.9 m2
Non-Residential GFA: 51 801.4 m2
Total GFA: 51 880.3 m2

DWELLING UNITS

Tenure:	**Unspecified** Private
1 Bedroom:	1
Total:	1

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	78.9 m2	
Parking & Loading:	4 721.9 m2	
Office:	37 939.6 m2	475.6 m2
Retail:	1 880.3 m2	785.0 m2
Pedestrian Walkway:	1 000.5 m2	1 547.8 m2
Services:		10 209.7 m2

APPROVED DENSITY

Total Density: Site Plan By-laws 670-85 and 749-85

COMMENTS

20 Richmond Street East is designated.

Status: Under construction
Data Valid: December 31, 1989
Planner: Wendy Johncox
Phone: 392-7187